

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

213 TAYLORS ROAD ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$540,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2022

to

28 Feb 2023

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

1/87 HELEN STREET ST ALBANS VIC 3021	\$590,000	22-Nov-22
4/20 RUTH STREET ST ALBANS VIC 3021	\$575,000	24-Sep-22
2A LEE STREET ST ALBANS VIC 3021	\$565,000	10-Dec-22

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 21 March 2023



### 1/87 HELEN STREET ST ALBANS VIC 3021

Sold Price **\$590,000** Sold Date **22-Nov-22**

 3  1  -

Distance **0.76km**



### 4/20 RUTH STREET ST ALBANS VIC 3021

Sold Price **\$575,000** Sold Date **24-Sep-22**

 3  2  2

Distance **1.13km**



### 2A LEE STREET ST ALBANS VIC 3021

Sold Price **\$565,000** Sold Date **10-Dec-22**

 3  2  1

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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