

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

83 Vincent Avenue St Albans VIC 3021

Indicative selling price

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

Single Price

or range
between

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,500

Property type

House

Suburb

St Albans

Period-from

01 Jul 2020

to

30 Jun 2021

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

73 Lester Avenue St Albans VIC 3021	\$655,000	22-May-21
43 Leonard Avenue St Albans VIC 3021	\$705,000	27-Mar-21
19 Manfred Avenue St Albans VIC 3021	\$685,000	17-Jul-21

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: 30 July 2021



73 Lester Avenue St Albans VIC 3021

 4  1  2

Sold Price

^{RS}

\$655,000

Sold Date

22-May-21

Distance

0.12km



43 Leonard Avenue St Albans VIC 3021

 3  1  2

Sold Price

\$705,000

Sold Date

27-Mar-21

Distance

0.52km



19 Manfred Avenue St Albans VIC 3021

 3  1  3

Sold Price

^{RS}

\$685,000

Sold Date

17-Jul-21

Distance

1.04km

RS = Recent sale

UN = Undisclosed Sale

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