

Statement of Information

Prepared on 5th March 2022



2 Lovell Drive, ST ALBANS 3021

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

2 Lovell Drive 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

\$705,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,500

Property type

House

Suburb

St Albans

Period-from

01 Mar 2021

to

28 Feb 2022

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

17 Waranga Crescent St Albans VIC 3021	\$667,000	18-Oct-21
18 Clarice Close St Albans VIC 3021	\$695,000	20-Oct-21
6 Cox Street St Albans VIC 3021	\$740,000	19-Apr-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.~~

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17 Waranga Crescent St Albans VIC 3021 Sold Price **\$667,000** Sold Date **18-Oct-21**

3 1 2

Distance **0.42km**



18 Clarice Close St Albans VIC 3021 Sold Price **\$695,000** Sold Date **20-Oct-21**

3 1 2

Distance **0.12km**



6 Cox Street St Albans VIC 3021 Sold Price **\$740,000** Sold Date **19-Apr-21**

3 1 2

Distance **0.2km**



30 Rhodes Street St Albans VIC 3021 Sold Price **\$688,000** Sold Date **10-Jul-21**

3 1 2

Distance **0.47km**



23 Willow Avenue St Albans VIC 3021 Sold Price **\$710,000** Sold Date **31-Aug-21**

3 1 2

Distance **0.91km**



49 Chedghey Drive St Albans VIC 3021 Sold Price **\$655,000** Sold Date **13-Apr-21**

3 1 2

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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9 Camara Street St Albans VIC 3021 Sold Price **\$715,000** Sold Date **13-Jul-21**

3 1 2

Distance **0.73km**



1 Protea Crescent St Albans VIC 3021 Sold Price **\$640,000** Sold Date **10-Nov-21**

3 1 2

Distance **0.79km**



15 Halesworth Street St Albans VIC 3021 Sold Price **\$650,000** Sold Date **22-Apr-21**

3 1 2

Distance **1.51km**



12 Cox Street St Albans VIC 3021 Sold Price **\$755,000** Sold Date **22-May-21**

3 1 2

Distance **0.31km**



32 Bent Street St Albans VIC 3021 Sold Price **\$740,000** Sold Date **13-Apr-21**

3 1 2

Distance **0.48km**



46 Chedgely Drive St Albans VIC 3021 Sold Price **\$720,000** Sold Date **25-Jan-22**

3 1 2

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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