

## 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

5 ORION AVENUE ST ALBANS VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2023

to

31 Oct 2024

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

|                                      |           |           |
|--------------------------------------|-----------|-----------|
| 31 CORUNNA AVENUE ST ALBANS VIC 3021 | \$620,000 | 14-Jul-24 |
| 129 KINGS ROAD KINGS PARK VIC 3021   | \$625,000 | 28-Jun-24 |
| 6 HALIFAX CLOSE ST ALBANS VIC 3021   | \$645,000 | 27-Jul-24 |

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: 07 November 2024

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### 31 CORUNNA AVENUE ST ALBANS VIC 3021

 3  1  2

Sold Price

**\$620,000**

Sold Date

**14-Jul-24**

Distance

**0.23km**



### 129 KINGS ROAD KINGS PARK VIC 3021

 3  1  2

Sold Price

**\$625,000**

Sold Date

**28-Jun-24**

Distance

**0.27km**



### 6 HALIFAX CLOSE ST ALBANS VIC 3021

 3  1  2

Sold Price

**\$645,000**

Sold Date

**27-Jul-24**

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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