

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

1/49 IVANHOE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2023

to

30 Sep 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

1/41 MCARTHUR AVENUE ST ALBANS VIC 3021	\$620,000	16-May-24
28 GRANTHAM PARADE ST ALBANS VIC 3021	\$615,000	13-Sep-24
1C LEONARD AVENUE ST ALBANS VIC 3021	\$665,000	05-Sep-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.~~

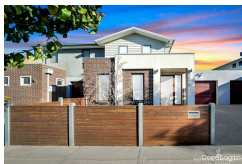
This Statement of Information was prepared on: 21 October 2024

**1/41 MCARTHUR AVENUE ST
ALBANS VIC 3021**

3 2 1

Sold Price **\$620,000** Sold Date **16-May-24**Distance **0.21km****28 GRANTHAM PARADE ST
ALBANS VIC 3021**

3 2 1

Sold Price ^{RS} **\$615,000** Sold Date **13-Sep-24**Distance **0.99km****1C LEONARD AVENUE ST ALBANS
VIC 3021**

3 2 1

Sold Price ^{RS} **\$665,000** Sold Date **05-Sep-24**Distance **0.43km****RS** = Recent sale **UN** = Undisclosed Sale

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