# 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

26 Protea Crescent 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 \$680,000 & \$720,000	Single Price			\$680,000	&	\$720,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$631,000	Prop	erty type	House		Suburb	St Albans
Period-from	01 Aug 2020	to	31 Jul 2	:021	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
124 Oleander Drive St Albans VIC 3021	\$650,000	28-Apr-21
69 Oleander Drive St Albans VIC 3021	\$650,000	26-Mar-21
12 Burgundy Crescent St Albans VIC 3021	\$665,000	19-Mar-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: 16 August 2021



# **AREASPECIALIST**

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124 Oleander Drive St Albans VIC 3021

Sold Price

\$650,000 Sold Date 28-Apr-21

**■** 3

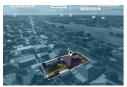
 $\triangle$  1

₾ 2

₾ 1

Distance

0.04km



69 Oleander Drive St Albans VIC

Sold Price

Sold Date 26-Mar-21

3021

\$ 1

Distance

0.07km



12 Burgundy Crescent St Albans VIC Sold Price 3021

\$665,000 Sold Date 19-Mar-21

**■** 3

**=** 3

₾ 1

⇔ 2

Distance

0.12km

**RS** = Recent sale

UN = Undisclosed Sale

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