

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

6 HALIFAX CLOSE 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$642,750

Property type

House

Suburb

St Albans

Period-from

01 Jul 2023

to

30 Jun 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

6 HOOK STREET ST ALBANS VIC 3021	\$540,000	28-May-24
86 VINCENT AVENUE ST ALBANS VIC 3021	\$550,000	14-May-24
1/9 ADAMS STREET ST ALBANS VIC 3021	\$530,000	23-Mar-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: 04 July 2024



6 HOOK STREET ST ALBANS VIC 3021

Sold Price

^{RS} **\$540,000**

Sold Date **28-May-24**

 2  1  2

Distance **1.3km**



86 VINCENT AVENUE ST ALBANS VIC 3021

Sold Price

^{RS} **\$550,000**

Sold Date **14-May-24**

 3  1  1

Distance **1.84km**



1/9 ADAMS STREET ST ALBANS VIC 3021

Sold Price

\$530,000

Sold Date **23-Mar-24**

 3  1  1

Distance **1.62km**

RS = Recent sale

UN = Undisclosed Sale

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