

Danny Trkulja

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Statement of Information

Prepared on 19th February 2025



12 Clarice Close, ST ALBANS VIC

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

12 CLARICE CLOSE ST ALBANS VIC 302

Indicative selling price

Period-from

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

Single Price		or range	5 3690000	&	\$730,000		
Median sale price (*Delete house or unit as applicable)							
Median Price	\$660,000	Property type	House	Suburb	St Albans		

31 Jan 2025

Comparable property sales (*Delete A or B below as applicable)

01 Feb 2024

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.

to

Address of comparable property	Price	Date of sale	
209 FURLONG ROAD ST ALBANS VIC 3021	\$725,000	19-Aug-24	
3 LANTANA COURT ST ALBANS VIC 3021	\$717,000	05-Dec-24	
9 BROWNE AVENUE ST ALBANS VIC 3021	\$740,000	23-Nov-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.

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Source



Corelogic

consumer.vic.gov.au

Raine Horne

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7	209 FURLONG RC VIC 3021	DAD ST ALBANS	Sold Price	\$725,000	Sold Date	19-Aug-24
-	▤4 ┣1 ɕ	⇒ 2			Distance	0.08km
		RT ST ALBANS	Sold Price	\$717.000	Sold Date	05-Dec-24



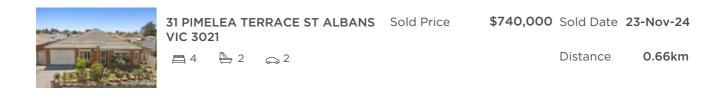
3 LAN ⁻ VIC 30		OURT ST ALBANS	Sold Price	\$717,000	Sold Date	05-Dec-24
่ 🛱 3	1	⇔ 1			Distance	0.45km



T	9 BROWNE AVENUE ST ALBANS VIC 3021	Sold Price	^{RS} \$740,000 Sold Date 23-Nov-24
	📇 3 🖺 1 🞧 1		Distance 0.5km



No. of the second secon	40 DEN VIC 30		VENUE ST ALBANS	Sold Price	\$640,000	Sold Date	24-Dec-24
	➡ 4	2	_ක 2			Distance	0.51km





16 LARKSPUR DRIVE ST ALBA VIC 3021	NS Sold Price	\$707,000 Sold Date	31-Aug-24
🛱 3 🌦 1 😞 1		Distance	0.81km

RS = Recent sale UN = Undisclosed Sale

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Raine & Horne.

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 97 WILLATON STREET ST ALBANS Sold Price
 \$702,000 Sold Date
 12-Oct-24

 VIC 3021
 □ 3 ≥ 1 ⇔ 2
 □ Distance
 0.82km

RS = Recent sale UN = Undisclosed Sale

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