

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/11-13 ROSEVIEW WAY ST ALBANS PARK VIC 3219

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

\$390,000

&

\$429,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$469,500

Property type

Unit

Suburb

St Albans Park

Period-from

01 Apr 2022

to

31 Mar 2023

Source

Corelogic

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

2/106-110 TOWNSEND ROAD ST ALBANS PARK VIC 3219	\$412,000	21-Dec-21
9/20 TRENTON PARADE ST ALBANS PARK VIC 3219	\$400,000	14-Dec-21
3/17 ST ALBANS STREET ST ALBANS PARK VIC 3219	\$410,270	11-Mar-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 13 April 2023



**2/106-110 TOWNSEND ROAD ST
ALBANS PARK VIC 3219**

2 1 1

Sold Price

\$412,000

Sold Date

21-Dec-21

Distance

1.25km



**9/20 TRENTON PARADE ST
ALBANS PARK VIC 3219**

2 1 1

Sold Price

\$400,000

Sold Date

14-Dec-21

Distance

1.04km



**3/17 ST ALBANS STREET ST
ALBANS PARK VIC 3219**

2 1 1

Sold Price

\$410,270

Sold Date

11-Mar-22

Distance

1.53km

RS = Recent sale

UN = Undisclosed Sale

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