

## 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

1/14 MARK STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://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

\$480,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2023

to

31 Dec 2023

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

1/17 PENNELL AVENUE ST ALBANS VIC 3021	\$522,000	06-Aug-23
2/6-8 GLENDENNING STREET ST ALBANS VIC 3021	\$502,500	22-Aug-23
1/26 WASHINGTON STREET ST ALBANS VIC 3021	\$580,000	13-Sep-23

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: 24 January 2024



**1/17 PENNELL AVENUE ST ALBANS VIC 3021** Sold Price **\$522,000** Sold Date **06-Aug-23**

 3  1  1

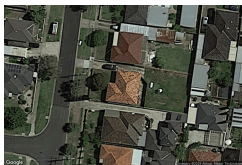
Distance **1.26km**



**2/6-8 GLENDENNING STREET ST ALBANS VIC 3021** Sold Price **\$502,500** Sold Date **22-Aug-23**

 3  1  1

Distance **1.53km**



**1/26 WASHINGTON STREET ST ALBANS VIC 3021** Sold Price **\$580,000** Sold Date **13-Sep-23**

 3  1  1

Distance **0.85km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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