

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

2A ELIZABETH STREET 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

\$469,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$385,000

Property type

Unit

Suburb

St Albans Park

Period-from

01 May 2023

to

30 Apr 2024

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

21B PARAMOUNT CRESCENT ST ALBANS PARK VIC 3219

\$495,000

06-Feb-24

57 LANGER DRIVE ST ALBANS PARK VIC 3219

\$510,000

09-Nov-23

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: 30 May 2024



21B PARAMOUNT CRESCENT ST ALBANS PARK VIC 3219

 2  2  2

Sold Price

\$495,000

Sold Date

06-Feb-24

Distance

0.95km



57 LANGER DRIVE ST ALBANS PARK VIC 3219

 2  1  1

Sold Price

\$510,000

Sold Date

09-Nov-23

Distance

1.37km

RS = Recent sale

UN = Undisclosed Sale

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