

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 TOORA COURT 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

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

5 BURGUNDY CRESCENT ST ALBANS VIC 3021	\$650,000	23-Mar-24
45 RHODES STREET ST ALBANS VIC 3021	\$665,000	14-Jun-24
17 STRADBROKE DRIVE ST ALBANS VIC 3021	\$640,000	27-Jan-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: 15 July 2024



5 BURGUNDY CRESCENT ST ALBANS VIC 3021

 3
  1
  2

Sold Price

\$650,000

Sold Date

23-Mar-24

Distance

1.21km


45 RHODES STREET ST ALBANS VIC 3021

 3
  1
  1

Sold Price

^{RS} **\$665,000**

Sold Date

14-Jun-24

Distance

1.28km


17 STRADBROKE DRIVE ST ALBANS VIC 3021

 3
  1
  2

Sold Price

\$640,000

Sold Date

27-Jan-24

Distance

1.39km
RS = Recent sale

UN = Undisclosed Sale

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