

## Statement of Information

Prepared on 25th November 2022



1B Kirby Court, 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

1B KIRBY COURT ST ALBANS VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$590,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2021

to

31 Oct 2022

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

66 STATION AVENUE ST ALBANS VIC 3021	-	16-Apr-22
2/43 MCARTHUR AVENUE ST ALBANS VIC 3021	\$510,000	12-Aug-22
1/36 ANDREA STREET ST ALBANS VIC 3021	\$603,000	15-Nov-22

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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## 66 STATION AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price

Sold Date **16-Apr-22**

Distance **1.17km**



## 2/43 MCARTHUR AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price

**\$510,000** Sold Date **12-Aug-22**

Distance **1.34km**



## 1/36 ANDREA STREET ST ALBANS VIC 3021

3 1 1

Sold Price

<sup>RS</sup> **\$603,000** Sold Date **15-Nov-22**

Distance **0.69km**

RS = Recent sale

UN = Undisclosed Sale

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