

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

23 WESTMORELAND 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

\$595,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$648,000

Property type

House

Suburb

St Albans Park

Period-from

01 Mar 2022

to

28 Feb 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

5 GARNFIELD PLACE ST ALBANS PARK VIC 3219	\$660,000	01-Sep-22
10 NADA CLOSE ST ALBANS PARK VIC 3219	\$635,000	07-Apr-22
26 ST JAMES STREET ST ALBANS PARK VIC 3219	\$595,000	23-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: 06 March 2023



**5 GARNFIELD PLACE ST ALBANS
PARK VIC 3219**

Sold Price

\$660,000

Sold Date

01-Sep-22



3



1



2

Distance

0.55km



**10 NADA CLOSE ST ALBANS PARK
VIC 3219**

Sold Price

\$635,000

Sold Date

07-Apr-22



3



1



2

Distance

1.1km



**26 ST JAMES STREET ST ALBANS
PARK VIC 3219**

Sold Price

\$595,000

Sold Date

23-Mar-22



3



1



3

Distance

0.14km

RS = Recent sale

UN = Undisclosed Sale

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