

## 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 TANUNDA MEWS 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

\$550,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

St Albans

Period-from

01 Jul 2021

to

30 Jun 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

|                                            |           |           |
|--------------------------------------------|-----------|-----------|
| 1/133 MOONSTONE CIRCUIT ST ALBANS VIC 3021 | \$550,000 | 04-Mar-22 |
| 54 BRANSTON ROAD ST ALBANS VIC 3021        | \$580,000 | 17-Mar-22 |
| 43 LESLIE STREET ST ALBANS VIC 3021        | \$550,000 | 08-Apr-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.~~

This Statement of Information was prepared on: 07 July 2022



**1/133 MOONSTONE CIRCUIT ST  
ALBANS VIC 3021**

 3  2  2

Sold Price **\$550,000** Sold Date **04-Mar-22**

Distance **0.83km**



**54 BRANSTON ROAD ST ALBANS  
VIC 3021**

 3  1  2

Sold Price **\$580,000** Sold Date **17-Mar-22**

Distance **0.34km**



**43 LESLIE STREET ST ALBANS VIC  
3021**

 3  1  1

Sold Price **\$550,000** Sold Date **08-Apr-22**

Distance **-**

RS = Recent sale UN = Undisclosed Sale

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