

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

6 Cassia 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$736,000

Property type

Land

Suburb

St Albans

Period-from

01 Mar 2021

to

28 Feb 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

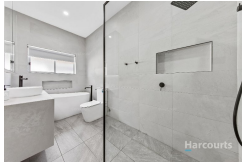
Date of sale

6 James Street St Albans VIC 3021	\$652,000	11-Jan-22
10 Syme Street St Albans VIC 3021	\$650,000	29-Jan-22
100 Kings Road St Albans VIC 3021	\$650,000	11-Jan-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: 01 March 2022



6 James Street St Albans VIC 3021 Sold Price **\$652,000** Sold Date **11-Jan-22**

3 1 1

Distance **1.33km**



10 Syme Street St Albans VIC 3021 Sold Price ^{RS} **\$650,000** Sold Date **29-Jan-22**

3 1 1

Distance **1.74km**



100 Kings Road St Albans VIC 3021 Sold Price Sold Date **11-Jan-22**

3 1 4

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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