

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

8 MONTGOMERY 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2023

to

31 Mar 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

9 MONTGOMERY COURT ST ALBANS VIC 3021	\$640,000	16-Mar-24
19 CALLOW WALK ST ALBANS VIC 3021	\$627,000	31-Jan-24
33 OAKDEN CRESCENT ST ALBANS VIC 3021	\$640,000	05-Feb-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 April 2024



9 MONTGOMERY COURT ST ALBANS VIC 3021

3 2 1

Sold Price

^{RS} **\$640,000** Sold Date **16-Mar-24**

Distance **0.01km**



19 CALLOW WALK ST ALBANS VIC 3021

3 2 2

Sold Price

\$627,000 Sold Date **31-Jan-24**

Distance **0.12km**



33 OAKDEN CRESCENT ST ALBANS VIC 3021

4 2 -

Sold Price

\$640,000 Sold Date **05-Feb-24**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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