

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

7 OCCOLD 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2024

to

31 Dec 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

12 EMDEN COURT ST ALBANS VIC 3021	\$660,000	10-Oct-24
11 WATFORD ROAD ST ALBANS VIC 3021	\$680,000	29-Oct-24
51 OLEANDER DRIVE ST ALBANS VIC 3021	\$670,000	24-Sep-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: 08 January 2025

**12 EMDEN COURT ST ALBANS VIC 3021**

3 1 2

Sold Price

\$660,000

Sold Date

10-Oct-24

Distance

0.22km**11 WATFORD ROAD ST ALBANS VIC 3021**

3 1 2

Sold Price

\$680,000

Sold Date

29-Oct-24

Distance

0.31km**51 OLEANDER DRIVE ST ALBANS VIC 3021**

3 1 2

Sold Price

\$670,000

Sold Date

24-Sep-24

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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