

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

5 BROWNE AVENUE 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

\$570,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,500

Property type

House

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

2 WARANGA CRESCENT ST ALBANS VIC 3021	\$600,000	23-Nov-21
18 EPALOCK CRESCENT ST ALBANS VIC 3021	\$575,199	08-Dec-20
4 COX STREET ST ALBANS VIC 3021	\$600,000	09-Jul-21

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: 09 March 2022


**2 WARANGA CRESCENT ST
ALBANS VIC 3021**
 3  1  2

Sold Price **\$600,000** Sold Date **23-Nov-21**

Distance **0.32km**

**18 EPALOCK CRESCENT ST
ALBANS VIC 3021**
 3  1  2

Sold Price **\$575,199** Sold Date **08-Dec-20**

Distance **0.4km**

**4 COX STREET ST ALBANS VIC
3021**
 3  1  1

Sold Price **\$600,000** Sold Date **09-Jul-21**

Distance **0.51km**
RS = Recent sale

UN = Undisclosed Sale

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