

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

40 ERRINGTON ROAD 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

\$609,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

St Albans

Period-from

01 Jun 2021

to

31 May 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

16 LESTER AVENUE ST ALBANS VIC 3021	\$600,000	22-Mar-22
54 BRANSTON ROAD ST ALBANS VIC 3021	\$580,000	17-Mar-22
14 GUMTREE CLOSE ST ALBANS VIC 3021	\$600,000	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: 18 June 2022



16 LESTER AVENUE ST ALBANS VIC 3021

Sold Price

\$600,000

Sold Date

22-Mar-22
 3  1  1

Distance

0.75km


54 BRANSTON ROAD ST ALBANS VIC 3021

Sold Price

\$580,000

Sold Date

17-Mar-22
 3  1  2

Distance

0.77km


14 GUMTREE CLOSE ST ALBANS VIC 3021

Sold Price

\$600,000

Sold Date

11-Jan-22
 3  2  4

Distance

1.69km

RS = Recent sale

UN = Undisclosed Sale

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