

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

12 LEONARD 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

St Albans

Period-from

01 Dec 2021

to

30 Nov 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

26 CHELMSFORD CRESCENT ST ALBANS VIC 3021	\$680,000	06-Aug-22
67 GEORGE STREET ST ALBANS VIC 3021	\$675,000	13-Dec-22
77 THEODORE STREET ST ALBANS VIC 3021	\$675,000	31-Oct-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: 22 December 2022



26 CHELMSFORD CRESCENT ST
ALBANS VIC 3021

 3 1 2

Sold Price

RS \$680,000 Sold Date 06-Aug-22

Distance 0.4km



67 GEORGE STREET ST ALBANS
VIC 3021

 3 1 1

Sold Price

RS \$675,000 Sold Date 13-Dec-22

Distance 1.86km



77 THEODORE STREET ST ALBANS Sold Price
VIC 3021

 3  1  2

Sold Price

\$675,000 Sold Date **31-Oct-22**

Distance 1.83km

RS = Recent sale

UN = Undisclosed Sale

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