

Statement of Information

Prepared on 24th January 2025



11 Marsden Cres, ST ALBANS VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

11 MARSDEN CRESCENT 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$725,000

Property type

Land

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

18 ALBERT CRESCENT ST ALBANS VIC 3021	\$1,300,000	14-Nov-24
20 ALBERT CRESCENT ST ALBANS VIC 3021	\$1,300,000	14-Nov-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: 24 January 2025

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**18 ALBERT CRESCENT ST ALBANS
VIC 3021**

Sold Price

\$1,300,000

Sold Date

14-Nov-24

 -  -  -

Distance

0.24km



**20 ALBERT CRESCENT ST ALBANS
VIC 3021**

Sold Price

Sold Date

14-Nov-24

 2  1  -

Distance

0.25km

RS = Recent sale

UN = Undisclosed Sale

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