

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

3/40 Albert 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 May 2020

to

30 Apr 2021

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

1/126 Power Street St Albans VIC 3021	\$525,000	27-Apr-20
5/126 Power Street St Albans VIC 3021	\$525,000	11-Feb-20
60 Clarke Avenue St Albans VIC 3021	\$480,000	09-Feb-20

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.~~

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1/126 Power Street St Albans VIC 3021

Sold Price

\$525,000

Sold Date **27-Apr-20**

2 2 1

Distance **1.28km**



5/126 Power Street St Albans VIC 3021

Sold Price

Sold Date **11-Feb-20**

2 2 1

Distance **1.31km**



60 Clarke Avenue St Albans VIC 3021

Sold Price

\$480,000

Sold Date **09-Feb-20**

2 2 1

Distance **1.84km**



2/42 Burnewang Street Albion VIC 3020

Sold Price

\$555,000

Sold Date **24-Nov-20**

2 2 1

Distance **5km**

RS = Recent sale

UN = Undisclosed Sale

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