

## 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

1 Protea Crescent St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$640,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2020

to

31 Oct 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 Kerrison Avenue St Albans VIC 3021	\$630,000	07-Oct-21
23 Willow Avenue St Albans VIC 3021	\$710,000	18-Sep-21
9 Camara Street St Albans VIC 3021	\$715,000	13-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: 01 November 2021



**1 Kerrison Avenue St Albans VIC 3021**

Sold Price

<sup>RS</sup> **\$630,000**

Sold Date

**07-Oct-21**

3 1 2

Distance

**3.19km**



**23 Willow Avenue St Albans VIC 3021**

Sold Price

<sup>RS</sup> **\$710,000**

Sold Date

**18-Sep-21**

3 1 2

Distance

**0.16km**



**9 Camara Street St Albans VIC 3021**

Sold Price

**\$715,000**

Sold Date

**13-Jul-21**

3 1 2

Distance

**0.66km**



**8 Banksia Street St Albans VIC 3021**

Sold Price

**\$677,000**

Sold Date

**31-May-21**

3 1 1

Distance

**0.11km**



**26 Oleander Drive St Albans VIC 3021**

Sold Price

**\$675,000**

Sold Date

**28-Apr-21**

3 1 2

Distance

**0.41km**



**49 Chedgely Drive St Albans VIC 3021**

Sold Price

**\$655,000**

Sold Date

**13-Apr-21**

3 1 2

Distance

**0.17km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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**48 Mulhall Drive St Albans VIC 3021** Sold Price **\$596,000** Sold Date **10-Apr-21**

3 1 4

Distance **0.51km**



**16 Protea Crescent St Albans VIC 3021** Sold Price **\$685,000** Sold Date **27-Mar-21**

3 1 1

Distance **0.12km**



**69 Oleander Drive St Albans VIC 3021** Sold Price **\$650,000** Sold Date **26-Mar-21**

3 1 1

Distance **0.25km**

RS = Recent sale

UN = Undisclosed Sale

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