### 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 (\*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	Prope	erty type	ype House		Suburb	St Albans
Period-from	01 Nov 2020	to	31 Oct 2	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



# Raine&Horne

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1 Kerrison Avenue St Albans VIC 3021

aa2

₾ 1

□ 3

**=** 3

**=** 3

**=** 3

Sold Price

RS \$630,000 Sold Date 07-Oct-21

Distance

3.19km



23 Willow Avenue St Albans VIC 3021

Sold Price

**\$710,000** Sold Date

18-Sep-21

Distance 0.16km



9 Camara Street St Albans VIC 3021 Sold Price

**\$715,000** Sold Date

13-Jul-21

**=** 3 aggregation 2

₽ 1

Distance

0.66km



8 Banksia Street St Albans VIC 3021 Sold Price

**\$677,000** Sold Date **31-May-21** 

Distance

0.11km



26 Oleander Drive St Albans VIC

Sold Price

\$675,000 Sold Date 28-Apr-21

Distance 0.41km



3021



49 Chedgey Drive St Albans VIC 3021

Sold Price

**\$655,000** Sold Date

13-Apr-21

**=** 3

₽ 1

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

Distance

0.51km



16 Protea Crescent St Albans VIC 3021

Sold Price

**\$685,000** Sold Date **27-Mar-21** 

**=** 3

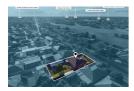
**≡** 3

**=** 3

₾ 1

Distance

0.12km



69 Oleander Drive St Albans VIC 3021

₽ 1

Sold Price

\$650,000 Sold Date 26-Mar-21

Distance

0.25km

**RS** = Recent sale

UN = Undisclosed Sale

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