

## 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

13 BENT STREET ST ALBANS VIC 3021

### Indicative selling price

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

Single Price

\$685,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2023

to

31 Aug 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

28 MULHALL DRIVE ST ALBANS VIC 3021	\$690,000	03-Jun-24
53 CHEDGEY DRIVE ST ALBANS VIC 3021	\$699,000	02-Apr-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: 26 September 2024

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**28 MULHALL DRIVE ST ALBANS  
VIC 3021** 3  1  1Sold Price **\$690,000** Sold Date **03-Jun-24**Distance **1km****53 CHEDGEY DRIVE ST ALBANS  
VIC 3021** 3  1  2Sold Price **\$699,000** Sold Date **02-Apr-24**Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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