

## 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

23 POTTENGER WAY 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

or range  
between

\$600,000

&

\$639,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2022

to

31 Oct 2023

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

9 MYTTON CLOSE ST ALBANS VIC 3021	\$647,000	04-Oct-23
6 ROSS STREET ST ALBANS VIC 3021	\$615,000	14-Oct-23
14 SOUTHWOLD STREET ST ALBANS VIC 3021	\$620,000	19-Oct-23

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 2023


**9 MYTTON CLOSE ST ALBANS VIC 3021**

Sold Price

<sup>RS</sup>
**\$647,000**

Sold Date

**04-Oct-23**
 3

 1

 2

Distance

**0.12km**

**6 ROSS STREET ST ALBANS VIC 3021**

Sold Price

<sup>RS</sup>
**\$615,000**

Sold Date

**14-Oct-23**
 3

 1

 7

Distance

**1.22km**

**14 SOUTHWOLD STREET ST ALBANS VIC 3021**

Sold Price

<sup>RS</sup>
**\$620,000**

Sold Date

**19-Oct-23**
 3

 1

 6

Distance

**1.65km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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