

Statement of Information

Prepared on 9th February 2024



11 Lindsey Road, ST ALBANS VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

11 LINDSEY ROAD 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Feb 2023

to

31 Jan 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

30 LINDSEY ROAD ST ALBANS VIC 3021	\$626,888	14-Sep-23
2 TORINO STREET ST ALBANS VIC 3021	-	03-Aug-23
8 KIPARRA CLOSE ST ALBANS VIC 3021	\$600,000	15-Aug-22

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: 09 February 2024

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30 LINDSEY ROAD ST ALBANS VIC 3021 Sold Price **\$626,888** Sold Date **14-Sep-23**

3 2 2

Distance **0.15km**



2 TORINO STREET ST ALBANS VIC 3021 Sold Price - Sold Date **03-Aug-23**

3 1 2

Distance **0.23km**



8 KIPARRA CLOSE ST ALBANS VIC 3021 Sold Price **\$600,000** Sold Date **15-Aug-22**

3 2 1

Distance **0.23km**



169 MAIN ROAD EAST ST ALBANS VIC 3021 Sold Price Sold Date **05-Apr-23**

3 2 2

Distance **0.3km**



2A COWPER AVENUE ST ALBANS VIC 3021 Sold Price Sold Date **12-Jun-23**

3 1 2

Distance **0.35km**



17 RAVENNA STREET ST ALBANS VIC 3021 Sold Price **\$590,000** Sold Date **28-Oct-23**

3 1 1

Distance **0.36km**

RS = Recent sale UN = Undisclosed Sale

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7 CARAWAH RETREAT ST ALBANS VIC 3021 Sold Price **\$610,000** Sold Date **18-Aug-23**

3 1 2

Distance **0.37km**



26 RAVENNA STREET ST ALBANS VIC 3021 Sold Price **\$670,000** Sold Date **11-Sep-23**

3 1 1

Distance **0.47km**

RS = Recent sale **UN** = Undisclosed Sale

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