

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

5 NOVARA PARADE 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

\$720,000

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 Oct 2023

to

30 Sep 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

1 WATFORD ROAD ST ALBANS VIC 3021	\$700,000	12-Sep-24
23 KIPARRA CLOSE ST ALBANS VIC 3021	\$740,000	17-Jun-24
52 MAIN ROAD EAST ST ALBANS VIC 3021	\$763,000	22-Jun-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.~~

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Alex Chau Tran
P 93677044
M 0401371785
E ctran@barryplant.com.au



1 WATFORD ROAD ST ALBANS VIC 3021 Sold Price ^{RS} **\$700,000** Sold Date **12-Sep-24**
Distance **0.4km**

 3  1  2



23 KIPARRA CLOSE ST ALBANS VIC 3021 Sold Price **\$740,000** Sold Date **17-Jun-24**
Distance **0.83km**

 3  2  2



52 MAIN ROAD EAST ST ALBANS VIC 3021 Sold Price **\$763,000** Sold Date **22-Jun-24**
Distance **1.07km**

 3  2  2



69 MARSHALL AVENUE ST ALBANS VIC 3021 Sold Price **\$750,000** Sold Date **22-Jun-24**
Distance **1.19km**

 4  2  -

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

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