

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 Litoria Walk 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Oct 2020

to

30 Sep 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

8 Banksia Street St Albans VIC 3021	\$677,000	31-May-21
14 Boroda Court St Albans VIC 3021	\$670,000	06-Sep-21
17 Stradbroke Drive St Albans VIC 3021	\$668,000	20-Sep-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: 27 October 2021



WHITE KNIGHT

ESTATE AGENTS



8 Banksia Street St Albans VIC 3021 Sold Price **\$677,000** Sold Date **31-May-21**

3 1 1

Distance **1.13km**



14 Boroda Court St Albans VIC 3021 Sold Price **\$670,000** Sold Date **06-Sep-21**

3 1 7

Distance **1.47km**



17 Stradbroke Drive St Albans VIC 3021 Sold Price ^{RS}**\$668,000** Sold Date **20-Sep-21**

3 1 2

Distance **1.15km**

RS = Recent sale

UN = Undisclosed Sale

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