

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

2 CLARICE CLOSE 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Oct 2022

to

30 Sep 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 WARANGA CRESCENT ST ALBANS VIC 3021	\$630,000	06-Jun-23
36 PINOAK STREET ST ALBANS VIC 3021	\$650,000	06-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: 07 October 2023



9 MYTTON CLOSE ST ALBANS VIC 3021

Sold Price

^{RS} \$647,000

Sold Date

04-Oct-23

3

1

2

Distance

0.44km



6 WARANGA CRESCENT ST ALBANS VIC 3021

Sold Price

\$630,000

Sold Date

06-Jun-23

3

1

3

Distance

0.51km



36 PINOAK STREET ST ALBANS VIC 3021

Sold Price

^{RS} \$650,000

Sold Date

06-Oct-23

3

1

2

Distance

1.13km

RS = Recent sale

UN = Undisclosed Sale

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