

## 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

4 Stevens Road St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2021

to

31 Dec 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

6 Butler Street St Albans VIC 3021	\$650,000	07-Aug-21
36 Kings Road St Albans VIC 3021	\$645,000	04-Dec-20
21 Jamieson Street St Albans VIC 3021	\$630,000	25-Aug-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: 17 January 2022



**6 Butler Street St Albans VIC 3021**

Sold Price

**\$650,000**

Sold Date

**07-Aug-21**

3

1

1

Distance

**0.19km**



**36 Kings Road St Albans VIC 3021**

Sold Price

**\$645,000**

Sold Date

**04-Dec-20**

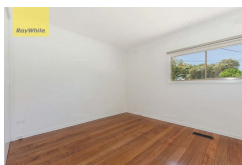
4

1

2

Distance

**0.4km**



**21 Jamieson Street St Albans VIC 3021**

Sold Price

**\$630,000**

Sold Date

**25-Aug-21**

4

2

2

Distance

**0.26km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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