

## 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

6 Silvester Crescent 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

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2020

to

31 Aug 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 32 Emily Street St Albans VIC 3021  | \$675,000 | 11-Apr-21 |
| 40 Walter Street St Albans VIC 3021 | \$700,000 | 26-Jun-21 |
| 2 Perry Street St Albans VIC 3021   | \$700,000 | 26-Jun-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: 20 September 2021



**32 Emily Street St Albans VIC 3021** Sold Price **\$675,000** Sold Date **11-Apr-21**

 3  1  -

Distance **0.43km**



**40 Walter Street St Albans VIC 3021** Sold Price **\$700,000** Sold Date **26-Jun-21**

 3  1  1

Distance **0.85km**



**2 Perry Street St Albans VIC 3021** Sold Price Sold Date **26-Jun-21**

 4  1  2

Distance **1.23km**

RS = Recent sale

UN = Undisclosed Sale

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