

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

3/10 ALBERT CRESCENT 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

\$460,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$510,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2024

to

31 Jan 2025

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

2/32 KODRE STREET ST ALBANS VIC 3021	\$462,000	29-May-24
1/65 WALMER AVENUE ST ALBANS VIC 3021	\$508,000	14-Jan-25
1/27 VICTORIA CRESCENT ST ALBANS VIC 3021	-	11-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.~~

This Statement of Information was prepared on: 27 February 2025



**2/32 KODRE STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

\$462,000

Sold Date **29-May-24**

Distance **0.68km**



**1/65 WALMER AVENUE ST
ALBANS VIC 3021**

 2  1  1

Sold Price

^{RS} **\$508,000**

Sold Date **14-Jan-25**

Distance **0.82km**



**1/27 VICTORIA CRESCENT ST
ALBANS VIC 3021**

 2  1  1

Sold Price

- Sold Date **11-Jun-24**

Distance **0.31km**

RS = Recent sale

UN = Undisclosed Sale

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