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Statement of Information

Prepared on 30th May 2024



41 Oleander Drive, ST ALBANS VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

41 OLEANDER DRIVE 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

\$680,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,500

Property type

House

Suburb

St Albans

Period-from

01 May 2023

to

30 Apr 2024

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

91 DENTON AVENUE ST ALBANS VIC 3021	\$700,000	29-Jan-24
18 NORMAN STREET ST ALBANS VIC 3021	\$700,000	24-Feb-24
46 OLEANDER DRIVE ST ALBANS VIC 3021	\$740,200	24-Mar-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.~~

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91 DENTON AVENUE ST ALBANS VIC 3021

3 2 1

Sold Price **\$700,000** Sold Date **29-Jan-24**

Distance **1.49km**



18 NORMAN STREET ST ALBANS VIC 3021

3 2 2

Sold Price ^{RS} **\$700,000** Sold Date **24-Feb-24**

Distance **1.93km**



46 OLEANDER DRIVE ST ALBANS VIC 3021

3 1 1

Sold Price **\$740,200** Sold Date **24-Mar-24**

Distance **0.26km**



32 BENT STREET ST ALBANS VIC 3021

3 1 1

Sold Price **\$720,000** Sold Date **17-Jan-24**

Distance **1.01km**



49 VIEW STREET ST ALBANS VIC 3021

3 1 2

Sold Price Sold Date **03-Dec-23**

Distance **1.74km**



53 CHEDGEY DRIVE ST ALBANS VIC 3021

3 1 2

Sold Price ^{RS} **\$699,000** Sold Date **04-Apr-24**

Distance **0.57km**

RS = Recent sale **UN** = Undisclosed Sale

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