





### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



## 31 HARMON AVENUE, ST ALBANS, VIC







**Indicative Selling Price** 

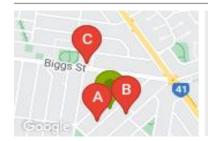
For the meaning of this price see consumer.vic.au/underquoting

Single Price:

\$630,000

Provided by: Surinder Sarain, Westside Real Estate

### **MEDIAN SALE PRICE**



# ST ALBANS, VIC, 3021

**Suburb Median Sale Price (House)** 

\$640,000

01 January 2023 to 31 December 2023

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



15 HARMON AVE, ST ALBANS, VIC 3021







Sale Price

\$640,000

Sale Date: 14/10/2023

Distance from Property: 121m





75 ERRINGTON RD, ST ALBANS, VIC 3021









Sale Price

\$620,000

Sale Date: 09/06/2023

Distance from Property: 110m





56 BIGGS ST, ST ALBANS, VIC 3021







**Sale Price** 

\*\$616,000

Sale Date: 10/11/2023

Distance from Property: 356m



## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

**Instructions**: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980.* 

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a single residential property located in the Melbourne metropolitan area is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at consumer.vic.gov.au/underquoting. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

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Address Including suburb and postcode	31 HARMON AVENUE, ST ALBANS, VIC 3021
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### Indicative selling price

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Single Price:	\$630,000
Single Price:	\$630,000

### Median sale price

Median price	\$640,000 Property type		House	Suburb	ST ALBANS
Period	01 January 2023 to 31 December 2023		Source	pricefinder	

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
15 HARMON AVE, ST ALBANS, VIC 3021	\$640,000	14/10/2023
75 ERRINGTON RD, ST ALBANS, VIC 3021	\$620,000	09/06/2023
56 BIGGS ST, ST ALBANS, VIC 3021	*\$616,000	10/11/2023

This Statement of Information was prepared on:

10/01/2024

