

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

1 Leyton Court 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

\$640,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 Feb 2020

to

31 Jan 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

3 Altyre Court St Albans VIC 3021	\$685,000	10-Oct-20
36 Kings Road St Albans VIC 3021	\$645,000	04-Dec-20
62 Arthur Street St Albans VIC 3021	\$640,000	07-Jan-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: 12 February 2021


3 Altyre Court St Albans VIC 3021

Sold Price

\$685,000

Sold Date

10-Oct-20
 4
 2
 2

Distance

0.25km

36 Kings Road St Albans VIC 3021

Sold Price

\$645,000

Sold Date

04-Dec-20
 4
 1
 2

Distance

1.15km

62 Arthur Street St Albans VIC 3021

Sold Price

^{RS} **\$640,000**

Sold Date

07-Jan-21
 3
 1
 5

Distance

1.85km
RS = Recent sale

UN = Undisclosed Sale

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