

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

7 Harris Street 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2018

to

31 Aug 2019

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

6 Vista Street St Albans VIC 3021	\$520,000	15-Apr-19
18 Debenham Drive St Albans VIC 3021	\$530,000	22-Feb-19
51 Chedgey Drive St Albans VIC 3021	\$527,000	01-May-19

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 September 2019

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6 Vista Street St Albans VIC 3021

Sold Price

\$520,000

Sold Date

15-Apr-19

3 1 2

Distance

0.35km



18 Debenham Drive St Albans VIC 3021

Sold Price

\$530,000

Sold Date

22-Feb-19

3 1 2

Distance

0.43km



51 Chedghey Drive St Albans VIC 3021

Sold Price

\$527,000

Sold Date

01-May-19

3 1 2

Distance

0.55km

RS = Recent sale

UN = Undisclosed Sale

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