

Statement of Information

Prepared on 21st April 2022



8 Selsey Court, 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

8 SELSEY 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

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$693,500

Property type

House

Suburb

St Albans

Period-from

01 Apr 2021

to

31 Mar 2022

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

70 GREVILLEA ROAD KINGS PARK VIC 3021	\$653,000	08-Oct-21
5 EUREKA COURT KINGS PARK VIC 3021	\$595,000	14-Jun-21
49 DISRAELI STREET ST ALBANS VIC 3021	\$650,000	20-Jan-22

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: 21 April 2022

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70 GREVILLEA ROAD KINGS PARK VIC 3021 Sold Price **\$653,000** Sold Date **08-Oct-21**
Distance **1.64km**

3 2 1



5 EUREKA COURT KINGS PARK VIC 3021 Sold Price **\$595,000** Sold Date **14-Jun-21**
Distance **1.67km**

3 2 1



49 DISRAELI STREET ST ALBANS VIC 3021 Sold Price **\$650,000** Sold Date **20-Jan-22**
Distance **-**

3 2 1



16 CORUNNA AVENUE ST ALBANS VIC 3021 Sold Price **\$670,000** Sold Date **12-Aug-21**
Distance **0.58km**

3 2 1



38 THEODORE STREET ST ALBANS VIC 3021 Sold Price **\$685,000** Sold Date **25-Nov-21**
Distance **0.95km**

3 2 1



17 LAHY STREET ST ALBANS VIC 3021 Sold Price **\$620,000** Sold Date **27-Apr-21**
Distance **1.24km**

3 2 1

RS = Recent sale UN = Undisclosed Sale

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