

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

5 Eddie 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2020

to

31 Dec 2020

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

4 Anderson Street St Albans VIC 3021	\$686,000	12-Dec-20
3 Edgeware Close Kealba VIC 3021	\$600,000	07-Nov-20
92 Driscolls Road Kealba VIC 3021	\$615,000	04-Aug-20

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: 19 January 2021



4 Anderson Street St Albans VIC 3021

Sold Price

^{RS}

\$686,000

Sold Date

12-Dec-20

 3

 2

 2

Distance

0.31km



3 Edgeware Close Kealba VIC 3021

Sold Price

\$600,000

Sold Date

07-Nov-20

 3

 2

 1

Distance

0.52km



92 Driscolls Road Kealba VIC 3021

Sold Price

\$615,000

Sold Date

04-Aug-20

 3

 2

 1

Distance

0.71km

RS = Recent sale

UN = Undisclosed Sale

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