

Danny Trkulja
P 0393679888
M 0422576473
E danny@stalbans.rh.com.au

Statement of Information

Prepared on 19th February 2025



12 Clarice Close, 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

12 CLARICE CLOSE 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Feb 2024

to

31 Jan 2025

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

209 FURLONG ROAD ST ALBANS VIC 3021	\$725,000	19-Aug-24
3 LANTANA COURT ST ALBANS VIC 3021	\$717,000	05-Dec-24
9 BROWNE AVENUE ST ALBANS VIC 3021	\$740,000	23-Nov-24

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.~~

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209 FURLONG ROAD ST ALBANS VIC 3021

4 1 2

Sold Price **\$725,000** Sold Date **19-Aug-24**

Distance **0.08km**



3 LANTANA COURT ST ALBANS VIC 3021

3 1 1

Sold Price **\$717,000** Sold Date **05-Dec-24**

Distance **0.45km**



9 BROWNE AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price ^{RS} **\$740,000** Sold Date **23-Nov-24**

Distance **0.5km**



40 DENTON AVENUE ST ALBANS VIC 3021

4 2 2

Sold Price **\$640,000** Sold Date **24-Dec-24**

Distance **0.51km**



31 PIMELEA TERRACE ST ALBANS VIC 3021

4 2 2

Sold Price **\$740,000** Sold Date **23-Nov-24**

Distance **0.66km**



16 LARKSPUR DRIVE ST ALBANS VIC 3021

3 1 1

Sold Price **\$707,000** Sold Date **31-Aug-24**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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**97 WILLATON STREET ST ALBANS
VIC 3021**

Sold Price

\$702,000

Sold Date

12-Oct-24

 3

 1

 2

Distance

0.82km

RS = Recent sale

UN = Undisclosed Sale

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