

## 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

6 Swansea Parade St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$607,500

Property type

House

Suburb

St Albans

Period-from

01 Nov 2019

to

31 Oct 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

12 Watford Road St Albans VIC 3021	\$645,000	08-Oct-20
15 Willow Avenue St Albans VIC 3021	\$637,000	20-Jun-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: 12 November 2020



**12 Watford Road St Albans VIC 3021**

 3  1  2

Sold Price

**\$645,000**

Sold Date **08-Oct-20**

Distance **0.67km**



**15 Willow Avenue St Albans VIC 3021**

 3  1  3

Sold Price

**\$637,000**

Sold Date **20-Jun-20**

Distance **0.89km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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