

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

1/12 DOUGLAS AVENUE 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,000

Property type

Land

Suburb

St Albans

Period-from

01 Nov 2022

to

31 Oct 2023

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

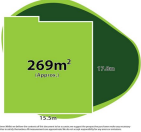
7 ISABELLA COURT ALBANVALE VIC 3021	\$290,000	07-Feb-23
96 KINTERBURY DRIVE KINGS PARK VIC 3021	\$300,000	21-Aug-23
157 CAIRNLEA DRIVE CAIRNLEA VIC 3023	\$315,000	06-Apr-23

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: 13 November 2023

7 Isabella Court, Albanvale

**7 ISABELLA COURT ALBANVALE
VIC 3021**

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 2

Sold Price

\$290,000

Sold Date

07-Feb-23

Distance

1.57km**96 KINTERBURY DRIVE KINGS
PARK VIC 3021**

-
 -
 -

Sold Price

\$300,000

Sold Date

21-Aug-23

Distance

1.71km**157 CAIRNLEA DRIVE CAIRNLEA
VIC 3023**

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 -
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Sold Price

\$315,000

Sold Date

06-Apr-23

Distance

1.97km

RS = Recent sale

UN = Undisclosed Sale

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