

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

7 Glenrosa 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

\$630,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2019

to

29 Feb 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

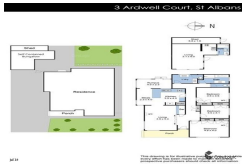
Date of sale

3 Ardwell Court St Albans VIC 3021	\$588,000	03-Aug-19
32 Charlbury Grove St Albans VIC 3021	\$555,000	21-Aug-19
3 Atheldene Drive St Albans VIC 3021	\$557,000	03-Sep-19

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: 04 March 2020



3 Ardwell Court St Albans VIC 3021 Sold Price **\$588,000** Sold Date **03-Aug-19**
Distance **0.26km**

4 2 1



32 Charlbury Grove St Albans VIC 3021 Sold Price **\$555,000** Sold Date **21-Aug-19**
Distance **0.27km**

3 1 1



3 Atheldene Drive St Albans VIC 3021 Sold Price **\$557,000** Sold Date **03-Sep-19**
Distance **0.36km**

4 1 1



10 McRae Avenue St Albans VIC 3021 Sold Price **\$585,000** Sold Date **19-Jul-19**
Distance **0.47km**

3 1 2



11 Orion Avenue St Albans VIC 3021 Sold Price **\$660,000** Sold Date **16-May-19**
Distance **0.52km**

4 2 1

RS = Recent sale UN = Undisclosed Sale

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