

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

3 Cordelia Grove 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2020

to

31 Mar 2021

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

9 Brackley Court St Albans VIC 3021	\$620,000	28-Jan-21
2 Corunna Avenue St Albans VIC 3021	\$602,000	16-Mar-21
434 Main Road West St Albans VIC 3021	\$627,000	16-Nov-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: 07 April 2021



9 Brackley Court St Albans VIC 3021

 3  1  1

Sold Price ^{RS} **\$620,000** ^{UN} Sold Date **28-Jan-21**

Distance **0.37km**



2 Corunna Avenue St Albans VIC 3021

 3  1  1

Sold Price ^{RS} **\$602,000** Sold Date **16-Mar-21**

Distance **0.56km**



434 Main Road West St Albans VIC 3021

 3  1  2

Sold Price **\$627,000** Sold Date **16-Nov-20**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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