

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

2/4 Levenia Street 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

\$445,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2020

to

31 Oct 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

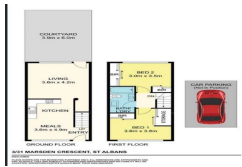
3/31 Marsden Crescent St Albans VIC 3021	\$425,000	28-Jul-21
1/10 Cornhill Street St Albans VIC 3021	\$420,000	06-May-21
2/37 Glendenning Street St Albans VIC 3021	\$425,000	13-Jul-21

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: 03 November 2021

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3/31 Marsden Crescent St Albans VIC 3021

2 1 1

Sold Price

\$425,000

Sold Date

28-Jul-21

Distance

1.49km



1/10 Cornhill Street St Albans VIC 3021

2 1 1

Sold Price

\$420,000

Sold Date

06-May-21

Distance

1.56km



2/37 Glendenning Street St Albans VIC 3021

2 1 1

Sold Price

\$425,000

Sold Date

13-Jul-21

Distance

1.57km



4/37 Glendenning Street St Albans VIC 3021

2 1 1

Sold Price

\$420,000

Sold Date

07-Jun-21

Distance

1.58km

RS = Recent sale

UN = Undisclosed Sale

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