

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 KUALA CLOSE 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,500

Property type

House

Suburb

St Albans

Period-from

01 May 2022

to

30 Apr 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

39 EMILY STREET ST ALBANS VIC 3021	\$543,500	10-Dec-22
7 MCRAE AVENUE ST ALBANS VIC 3021	\$560,000	02-Feb-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: 31 May 2023



**39 EMILY STREET ST ALBANS VIC
3021**

Sold Price

\$543,500

Sold Date

10-Dec-22



2



1



3

Distance

0.95km



**7 MCRAE AVENUE ST ALBANS VIC
3021**

Sold Price

\$560,000

Sold Date

02-Feb-23



3



1



2

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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