

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

11 CLARICE 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

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2022

to

31 Mar 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

1 CLARICE CLOSE ST ALBANS VIC 3021	\$610,000	20-Aug-22
14 EPALOCK CRESCENT ST ALBANS VIC 3021	\$620,000	10-Oct-22
98 DENTON AVENUE ST ALBANS VIC 3021	\$630,000	14-Apr-22

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: 24 April 2023


1 CLARICE CLOSE ST ALBANS VIC 3021

Sold Price

\$610,000Sold Date **20-Aug-22**

3

2

2

Distance

0.14km
14 EPALOCK CRESCENT ST ALBANS VIC 3021

Sold Price

\$620,000Sold Date **10-Oct-22**

3

1

-

Distance

0.31km
98 DENTON AVENUE ST ALBANS VIC 3021

Sold Price

\$630,000Sold Date **14-Apr-22**

3

1

1

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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