

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 Ivanhoe Avenue 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2021

to

31 Dec 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

7 Brome Street St Albans VIC 3021	\$740,000	23-Oct-21
6 Blendon Avenue St Albans VIC 3021	\$750,000	24-Dec-21
69 Stradbroke Drive St Albans VIC 3021	\$760,000	05-Oct-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: 20 January 2022



7 Brome Street St Albans VIC 3021

Sold Price

\$740,000

Sold Date

23-Oct-21



4



1



1

Distance

0.21km



6 Blendon Avenue St Albans VIC 3021

Sold Price

^{RS} **\$750,000**

Sold Date

24-Dec-21



4



1



3

Distance

0.4km



69 Stradbroke Drive St Albans VIC 3021

Sold Price

\$760,000

Sold Date

05-Oct-21



4



1



3

Distance

0.43km

RS = Recent sale

UN = Undisclosed Sale

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