

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

3/64 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

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

2/85 GEORGE STREET ST ALBANS VIC 3021	\$660,000	27-Jan-23
4/92 POWER STREET ST ALBANS VIC 3021	\$680,000	21-Dec-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.

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2/85 GEORGE STREET ST ALBANS VIC 3021 Sold Price **\$660,000** Sold Date **27-Jan-23**

 3  2  2

Distance **1.94km**



4/92 POWER STREET ST ALBANS VIC 3021 Sold Price **\$680,000** Sold Date **21-Dec-22**

 3  2  -

Distance **1.51km**

RS = Recent sale **UN** = Undisclosed Sale

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