

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

155 MAIN ROAD EAST 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

\$685,000

or range
between

&

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

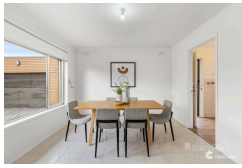
Date of sale

18 SKIPTON STREET ST ALBANS VIC 3021	\$722,000	10-Dec-22
11 LARISA ROAD ST ALBANS VIC 3021	\$675,000	28-Dec-22
31 RAVENNA STREET ST ALBANS VIC 3021	\$680,000	09-Mar-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: 22 May 2023



**18 SKIPTON STREET ST ALBANS
VIC 3021**

4 1 1

Sold Price

\$722,000

Sold Date

10-Dec-22

Distance

0.12km



**11 LARISA ROAD ST ALBANS VIC
3021**

4 1 1

Sold Price

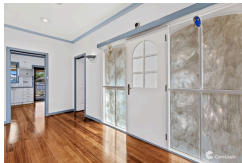
\$675,000

Sold Date

28-Dec-22

Distance

0.43km



**31 RAVENNA STREET ST ALBANS
VIC 3021**

3 1 1

Sold Price

\$680,000

Sold Date

09-Mar-23

Distance

0.46km

RS = Recent sale

UN = Undisclosed Sale

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