

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

70 Leonard 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

\$600,000

&

\$650,000

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

3 Lois Street St Albans VIC 3021	\$662,000	22-Oct-21
17 Stradbroke Drive St Albans VIC 3021	\$668,000	02-Sep-21
2 Beaver Street St Albans VIC 3021	\$635,000	04-Dec-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: 19 January 2022



3 Lois Street St Albans VIC 3021

Sold Price

^{RS} **\$662,000**

Sold Date

22-Oct-21

 3  1  2

Distance

0.66km



17 Stradbroke Drive St Albans VIC 3021

Sold Price

\$668,000

Sold Date

02-Sep-21

 3  1  2

Distance

1.32km



2 Beaver Street St Albans VIC 3021

Sold Price

\$635,000

Sold Date

04-Dec-21

 2  1  1

Distance

1.27km

RS = Recent sale

UN = Undisclosed Sale

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