

## 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

24 Cowper Avenue St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$650,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 Feb 2020

to

31 Jan 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

|                                           |           |           |
|-------------------------------------------|-----------|-----------|
| 28 Cowper Avenue St Albans VIC 3021       | \$664,000 | 05-Dec-20 |
| 8 Chelmsford Crescent St Albans VIC 3021  | \$633,000 | 17-Oct-20 |
| 14 Chelmsford Crescent St Albans VIC 3021 | \$673,000 | 16-Dec-20 |

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 February 2021



**28 Cowper Avenue St Albans VIC 3021**

Sold Price **\$664,000** Sold Date **05-Dec-20**

3 2 2

Distance **0.03km**



**8 Chelmsford Crescent St Albans VIC 3021**

Sold Price **\$633,000** Sold Date **17-Oct-20**

3 1 2

Distance **0.74km**



**14 Chelmsford Crescent St Albans VIC 3021**

Sold Price <sup>RS</sup> **\$673,000** Sold Date **16-Dec-20**

3 2 1

Distance **0.78km**

RS = Recent sale

UN = Undisclosed Sale

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