# 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

3/72 KINGS ROAD ST ALBANS VIC 3021

### Indicative selling price

Period-from

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

Single Price		or rang betwee	あつせい いいい	&	\$580,000		
Median sale price							
(*Delete house or unit as applicable)							
Median Price	\$495,000	Property type	Unit	Suburb	St Albans		

31 Aug 2024

to

#### Comparable property sales (\*Delete A or B below as applicable)

01 Sep 2023

**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
2/11 GILLESPIE ROAD ST ALBANS VIC 3021	\$550,000	17-Apr-24
1/34 CORNHILL STREET ST ALBANS VIC 3021	\$545,000	24-Jul-24
1/23 GARFIELD STREET ST ALBANS VIC 3021	\$540,000	10-Jun-24

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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Source



Corelogic

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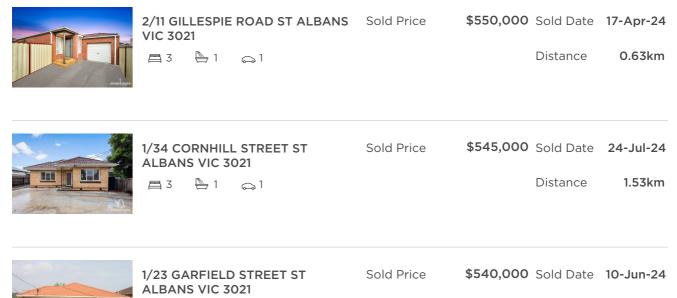
Seemaa Kaur Aiden

- P 0422859901
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E seemaa@aidensrealtors.com.au

Distance

1.22km



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RS = Recent sale UN = Undisclosed Sale

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