

## 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

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

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2023

to

31 Aug 2024

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

|   |           |           |
|---|-----------|-----------|
| 2/11 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.~~

This Statement of Information was prepared on: 30 September 2024



**2/11 GILLESPIE ROAD ST ALBANS VIC 3021**

 3  1  1

Sold Price **\$550,000** Sold Date **17-Apr-24**

Distance **0.63km**



**1/34 CORNHILL STREET ST ALBANS VIC 3021**

 3  1  1

Sold Price **\$545,000** Sold Date **24-Jul-24**

Distance **1.53km**



**1/23 GARFIELD STREET ST ALBANS VIC 3021**

 3  1  1

Sold Price **\$540,000** Sold Date **10-Jun-24**

Distance **1.22km**

RS = Recent sale      UN = Undisclosed Sale

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