

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

58 Oakden Crescent 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2020

to

30 Apr 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

36 Albert Crescent St Albans VIC 3021	\$552,000	10-Apr-21
48 Station Avenue St Albans VIC 3021	\$600,000	07-Apr-21
48 Mulhall Drive St Albans VIC 3021	\$596,000	10-Apr-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: 25 May 2021



36 Albert Crescent St Albans VIC 3021

Sold Price

RS

\$552,000

Sold Date

10-Apr-21

 3

 1

 2

Distance

1.03km



48 Station Avenue St Albans VIC 3021

Sold Price

\$600,000

Sold Date

07-Apr-21

 3

 1

 1

Distance

1.1km



48 Mulhall Drive St Albans VIC 3021

Sold Price

\$596,000

Sold Date

10-Apr-21

 3

 1

 4

Distance

1.36km



65 Leonard Avenue St Albans VIC 3021

Sold Price

RS

\$580,000

Sold Date

27-Mar-21

 3

 1

 2

Distance

1.38km

RS = Recent sale

UN = Undisclosed Sale

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