

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

8 RHODES STREET 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Other

Suburb

St Albans

Period-from

01 Jul 2021

to

30 Jun 2022

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 LOVELL DRIVE ST ALBANS VIC 3021	\$705,000	08-Mar-22
46 CHEDGEY DRIVE ST ALBANS VIC 3021	\$720,000	25-Jan-22
35 DENTON AVENUE ST ALBANS VIC 3021	\$700,000	28-Apr-22

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: 12 July 2022

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2 LOVELL DRIVE ST ALBANS VIC 3021

 3  1  4

Sold Price **\$705,000** Sold Date **08-Mar-22**

Distance **0.31km**



46 CHEDGEY DRIVE ST ALBANS VIC 3021

 3  1  2

Sold Price **\$720,000** Sold Date **25-Jan-22**

Distance **0.42km**



35 DENTON AVENUE ST ALBANS VIC 3021

 4  2  2

Sold Price **\$700,000** Sold Date **28-Apr-22**

Distance **0.7km**

RS = Recent sale **UN** = Undisclosed Sale

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