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	36 Albert Crescent, St Albans Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $440,000 & $470,000

Median sale price

Median price $640,000 Property Type House Suburb St Albans

Period - From 01/10/2020 to 31/12/2020 Source REIV

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 six 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
1	32 Cornhill St ST ALBANS 3021	$580,000	14/01/2021
2	16 Cobham St ST ALBANS 3021	$500,000	05/12/2020
3	24 Cobham St ST ALBANS 3021	$500,000	28/10/2020

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 six months.~~

This Statement of Information was prepared on: 05/03/2021 16:11

36 Albert Crescent, St Albans Vic 3021



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Property Type:
Agent Comments

Indicative Selling Price
$440,000 - $470,000
Median House Price
December quarter 2020: $640,000

Comparable Properties



32 Cornhill St ST ALBANS 3021 (REI)

3 1 2

Agent Comments

Price: $580,000
Method: Private Sale
Date: 14/01/2021
Property Type: House
Land Size: 643 sqm approx



16 Cobham St ST ALBANS 3021 (REI/VG)

2 1 1

Agent Comments

Price: $500,000
Method: Private Sale
Date: 05/12/2020
Property Type: House
Land Size: 549 sqm approx



24 Cobham St ST ALBANS 3021 (VG)

3 - -

Agent Comments

Price: $500,000
Method: Sale
Date: 28/10/2020
Property Type: House (Res)
Land Size: 582 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.