

## Statement of Information

Prepared on 12th November 2024



75 Marshall Avenue, ST ALBANS VIC

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Raine & Horne St Albans

352 Main Rd West  
ST ALBANS VIC 3021

w: 03 9367 9888

## 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

75 MARSHALL AVENUE 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

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Dec 2023

to

30 Nov 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

160 SUNSHINE AVENUE KEALBA VIC 3021	\$700,000	26-Jun-24
174 SUNSHINE AVENUE KEALBA VIC 3021	\$630,000	27-Oct-24
5 LONGFORD COURT KEALBA VIC 3021	\$650,000	19-Aug-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: 04 December 2024



**160 SUNSHINE AVENUE KEALBA VIC 3021**

3 2 4

Sold Price **\$700,000** Sold Date **26-Jun-24**

Distance **0.34km**



**174 SUNSHINE AVENUE KEALBA VIC 3021**

3 1 2

Sold Price <sup>RS</sup> **\$630,000** <sup>UN</sup> Sold Date **27-Oct-24**

Distance **0.43km**



**5 LONGFORD COURT KEALBA VIC 3021**

3 2 2

Sold Price **\$650,000** Sold Date **19-Aug-24**

Distance **0.52km**



**85 DRISCOLLS ROAD KEALBA VIC 3021**

3 2 2

Sold Price Sold Date **02-Oct-24**

Distance **0.61km**



**13 GRANTHAM PARADE ST ALBANS VIC 3021**

3 2 2

Sold Price **\$605,000** Sold Date **13-Aug-24**

Distance **0.76km**



**54 PERRETT AVENUE ST ALBANS VIC 3021**

3 1 1

Sold Price **\$603,000** Sold Date **26-Jun-24**

Distance **0.9km**

RS = Recent sale UN = Undisclosed Sale

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Danny Trkulja

P 0393679888

M 0422576473

E danny@stalbans.rh.com.au



**88 MAGNOLIA STREET ST ALBANS VIC 3021** Sold Price

**\$625,000** Sold Date **24-Sep-24**

 3  2  2

Distance **1.22km**

RS = Recent sale

UN = Undisclosed Sale

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