

## Statement of Information

Prepared on 8th February 2022



3/66-68 Lester Ave, St Albans 3021

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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

3/66-68 Lester 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

St Albans

Period-from

01 Feb 2021

to

31 Jan 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

3/12 Harmon Avenue St Albans VIC 3021	\$485,000	16-Sep-21
3/146 Biggs Street St Albans VIC 3021	\$547,500	14-Sep-21
2/21 Walmer Avenue St Albans VIC 3021	\$520,000	30-Sep-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.~~

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**3/12 Harmon Avenue St Albans VIC 3021** Sold Price **\$485,000** Sold Date **16-Sep-21**  
Distance **0.69km**

2 2 1



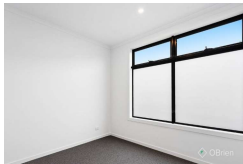
**3/146 Biggs Street St Albans VIC 3021** Sold Price **\$547,500** Sold Date **14-Sep-21**  
Distance **0.5km**

2 2 1



**2/21 Walmer Avenue St Albans VIC 3021** Sold Price **\$520,000** Sold Date **30-Sep-21**  
Distance **0.68km**

2 2 1



**11 Finn Street St Albans VIC 3021** Sold Price **\$510,000** Sold Date **11-Mar-21**  
Distance **1.35km**

2 2 1



**5/37 Pennell Avenue St Albans VIC 3021** Sold Price **\$485,000** Sold Date **07-May-21**  
Distance **1.7km**

2 2 1



**2/4 Graceburn Grove St Albans VIC 3021** Sold Price **\$492,000** Sold Date **14-Jul-21**  
Distance **1.73km**

2 2 1

RS = Recent sale UN = Undisclosed Sale

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**4/4 Graceburn Grove St Albans VIC 3021** Sold Price **\$500,000** Sold Date **04-Jun-21**

2 2 1

Distance **1.74km**



**2/36 McLeod Road St Albans VIC 3021** Sold Price **\$550,000** Sold Date **25-Nov-21**

2 2 1

Distance **2.6km**



**4/68 Blanche Street Ardeer VIC 3022** Sold Price **\$530,000** Sold Date **03-Jun-21**

2 2 1

Distance **4.45km**



**1A Bruce Street Albion VIC 3020** Sold Price **\$536,750** Sold Date **21-Jan-21**

2 2 1

Distance **4.84km**

RS = Recent sale

UN = Undisclosed Sale

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