

## 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

1 McLeod Road 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

\$495,000

&

\$535,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

Land

Suburb

St Albans

Period-from

01 Oct 2019

to

30 Sep 2020

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

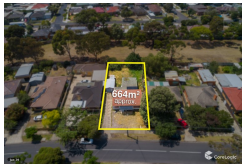
Date of sale

|                                       |           |           |
|---------------------------------------|-----------|-----------|
| 60 Jamieson Street St Albans VIC 3021 | \$500,000 | 18-Sep-20 |
| 5 Lyndford Court St Albans VIC 3021   | \$547,000 | 28-Jul-20 |
| 7 Atheldene Drive St Albans VIC 3021  | \$482,000 | 05-May-20 |

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: 21 October 2020



**60 Jamieson Street St Albans VIC 3021**

Sold Price

<sup>RS</sup> **\$500,000** Sold Date **18-Sep-20**

2 1 1

Distance **0.24km**



**5 Lyndford Court St Albans VIC 3021**

Sold Price

**\$547,000** Sold Date **28-Jul-20**

2 1 2

Distance **0.31km**



**7 Atheldene Drive St Albans VIC 3021**

Sold Price

**\$482,000** Sold Date **05-May-20**

3 1 1

Distance **0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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