

## 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

53 STRADBROKE DRIVE ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$620,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Aug 2023

to

31 Jul 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

5 BURGUNDY CRESCENT ST ALBANS VIC 3021	\$650,000	23-Mar-24
63 OLEANDER DRIVE ST ALBANS VIC 3021	\$620,000	23-Apr-24
47 OLEANDER DRIVE ST ALBANS VIC 3021	\$631,000	11-May-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: 06 August 2024



**5 BURGUNDY CRESCENT ST  
ALBANS VIC 3021**

 3  1  2

Sold Price **\$650,000** Sold Date **23-Mar-24**

Distance **0.64km**



**63 OLEANDER DRIVE ST ALBANS  
VIC 3021**

 3  1  1

Sold Price **\$620,000** Sold Date **23-Apr-24**

Distance **0.66km**



**47 OLEANDER DRIVE ST ALBANS  
VIC 3021**

 3  1  -

Sold Price **\$631,000** Sold Date **11-May-24**

Distance **0.74km**

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

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