

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

9 Wilpena Court St Albans VIC 3021

Indicative selling price

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

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2020

to

31 Mar 2021

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

1 Rubida Place St Albans VIC 3021	\$598,000	27-Jan-21
8 Turquoise Close St Albans VIC 3021	\$605,000	15-Mar-21
5 Turquoise Close St Albans VIC 3021	\$647,000	18-Mar-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.~~

This Statement of Information was prepared on: 07 April 2021



1 Rubida Place St Albans VIC 3021

Sold Price

\$598,000

Sold Date

27-Jan-21

 4  2  1

Distance

0.65km



8 Turquoise Close St Albans VIC 3021

Sold Price

^{RS} **\$605,000**

Sold Date

15-Mar-21

 3  2  1

Distance

0.85km



5 Turquoise Close St Albans VIC 3021

Sold Price

^{RS} **\$647,000**

Sold Date

18-Mar-21

 4  1  5

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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