

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

26 BLENDON AVENUE 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$661,250

Property type

Other

Suburb

St Albans

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

37 IVANHOE AVENUE ST ALBANS VIC 3021	\$709,000	12-Mar-22
63 AVONDALE AVENUE ST ALBANS VIC 3021	\$731,000	04-Mar-22
6 BLENDON AVENUE ST ALBANS VIC 3021	\$750,000	20-Dec-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 28 April 2022



37 IVANHOE AVENUE ST ALBANS VIC 3021

Sold Price

^{RS} \$709,000

Sold Date

12-Mar-22

3 1 2

Distance

0.43km



63 AVONDALE AVENUE ST ALBANS VIC 3021

Sold Price

^{RS} \$731,000 ^{UN}

Sold Date

04-Mar-22

3 1 1

Distance

0.28km



6 BLENDON AVENUE ST ALBANS VIC 3021

Sold Price

\$750,000

Sold Date

20-Dec-21

4 1 1

Distance

0.15km



18 GLYNDON AVENUE ST ALBANS VIC 3021

Sold Price

\$720,000

Sold Date

06-Nov-21

3 1 1

Distance

0.12km

RS = Recent sale

UN = Undisclosed Sale

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