

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

2 IBSLEY 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Oct 2023

to

30 Sep 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 FULWOOD COURT ST ALBANS VIC 3021	\$595,000	13-May-24
11 HIGHCOMBE CRESCENT ST ALBANS VIC 3021	\$620,000	23-Oct-24
2 ALTYRE COURT ST ALBANS VIC 3021	\$628,200	27-Jun-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: 29 October 2024

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**5 FULWOOD COURT ST ALBANS
VIC 3021**

 3  1  -

Sold Price

\$595,000

Sold Date

13-May-24

Distance

0.17km



**11 HIGHCOMBE CRESCENT ST
ALBANS VIC 3021**

 3  1  1

Sold Price

^{RS} **\$620,000**

Sold Date

23-Oct-24

Distance

0.23km



**2 ALTIRE COURT ST ALBANS VIC
3021**

 3  1  2

Sold Price

\$628,200

Sold Date

27-Jun-24

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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