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

7 ANDERSON STREET ST ALBANS VIC 3021

Indicative selling price

Period-from

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

Single Price			or range between \$990,000		\$1,089,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$650,000	Property type	House	Suburb	St Albans				

30 Sep 2024

Source

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

01 Oct 2023

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.

to

Address of comparable property	Price	Date of sale	
34 STATION AVENUE ST ALBANS VIC 3021	\$825,000	04-Sep-24	
15 BLETCHLEY PLACE KEALBA VIC 3021	\$930,000	15-May-24	
146 WILLIAM STREET ST ALBANS VIC 3021	\$855,000	26-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: 9 December 2024



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consumer.vic.gov.au

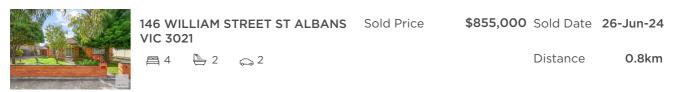




RayWhile	34 STATION AVENUE ST ALBANS VIC 3021			Sold Price	^{RS} \$825,000	Sold Date	04-Sep-24
	酉 4	1 🖳	<u></u>			Distance	0.8km



15 BLETCHLEY PLACE KEALBA VIC Sold Price 3021				d Price	\$930,000	Sold Date 15-May-24		
昌 4	2	୍ଦ୍ର -				Distance	0.71km	



RS = Recent sale UN = Undisclosed Sale

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