



STATEMENT OF INFORMATION

46 COWPER AVENUE, ST ALBANS, VIC 3021

PREPARED BY MITCH (HUNG) NGUYEN, PROFESSIONALS ST ALBANS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



46 COWPER AVENUE, ST ALBANS, VIC

 5  2  -

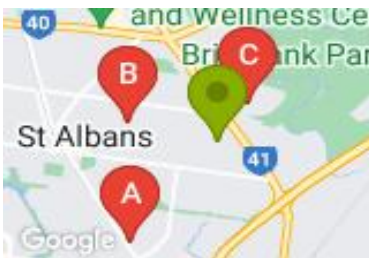
Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$750,000 to \$785,000

Provided by: Mitch (Hung) Nguyen, Professionals St Albans

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

\$690,000

01 January 2022 to 31 December 2022

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1 ELM ST, ST ALBANS, VIC 3021

 4  1  2

Sale Price

\$796,000

Sale Date: 28/05/2022

Distance from Property: 1.8km



47 VINCENT AVE, ST ALBANS, VIC 3021

 3  2  4

Sale Price

\$800,000

Sale Date: 23/06/2022

Distance from Property: 1.2km



5 WOOLSTONE CL, KEALBA, VIC 3021

 4  2  3

Sale Price

\$778,000

Sale Date: 26/08/2022

Distance from Property: 670m



This report has been compiled on 07/02/2023 by Professionals St Albans. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

46 COWPER AVENUE, ST ALBANS, VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range:

\$750,000 to \$785,000

Median sale price

Median price

\$690,000

Property type

House

Suburb

ST ALBANS

Period

01 January 2022 to 31 December 2022

Source

pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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 ELM ST, ST ALBANS, VIC 3021	\$796,000	28/05/2022
47 VINCENT AVE, ST ALBANS, VIC 3021	\$800,000	23/06/2022
5 WOOLSTONE CL, KEALBA, VIC 3021	\$778,000	26/08/2022

This Statement of Information was prepared on:

07/02/2023