

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

36 LEONARD 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

\$550,000

&

\$599,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2024

to

31 Dec 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

23 AVONDALE AVENUE ST ALBANS VIC 3021	\$600,000	27-Sep-24
13 GRANTHAM PARADE ST ALBANS VIC 3021	\$605,000	13-Aug-24
22 THORNDON DRIVE ST ALBANS VIC 3021	\$575,000	05-Jan-25

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: 11 January 2025

**23 AVONDALE AVENUE ST
ALBANS VIC 3021**

3 1 -

Sold Price **\$600,000** Sold Date **27-Sep-24**Distance **0.17km****13 GRANTHAM PARADE ST
ALBANS VIC 3021**

3 2 2

Sold Price **\$605,000** Sold Date **13-Aug-24**Distance **0.94km****22 THORNDON DRIVE ST ALBANS
VIC 3021**

3 1 3

Sold Price ^{RS} **\$575,000** Sold Date **05-Jan-25**Distance **0.96km****RS** = Recent sale **UN** = Undisclosed Sale

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