

## 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 CARAWAH RETREAT ST ALBANS VIC 3021

### Indicative selling price

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

Single Price

\$635,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$665,000

Property type

House

Suburb

St Albans

Period-from

01 Jul 2022

to

30 Jun 2023

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 15 AQUAMARINE COURT ST ALBANS VIC 3021 | \$630,000 | 19-Feb-23 |
| 10 ROSSLARE PARADE ST ALBANS VIC 3021  | \$615,000 | 06-Nov-22 |
| 2 DUNDEE STREET ST ALBANS VIC 3021     | \$650,000 | 19-Nov-22 |

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: 31 July 2023



**15 AQUAMARINE COURT ST  
ALBANS VIC 3021**

4 2 2

Sold Price

**\$630,000**

Sold Date

**19-Feb-23**

Distance

**0.57km**



**10 ROSSLARE PARADE ST ALBANS  
VIC 3021**

3 1 -

Sold Price

**\$615,000**

Sold Date

**06-Nov-22**

Distance

**0.61km**



**2 DUNDEE STREET ST ALBANS VIC  
3021**

3 1 3

Sold Price

**\$650,000**

Sold Date

**19-Nov-22**

Distance

**0.71km**

RS = Recent sale

UN = Undisclosed Sale

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