

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

26 Stradbroke Drive 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

\$705,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2018

to

31 Oct 2019

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

81 Oleander Drive St Albans VIC 3021	\$665,000	21-Sep-19
6 Beaver Street St Albans VIC 3021	\$621,500	26-Oct-19
267 Main Road East St Albans VIC 3021	\$620,000	06-Jun-19

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: 07 November 2019



81 Oleander Drive St Albans VIC 3021

Sold Price

^{RS}

\$665,000

Sold Date

21-Sep-19

 3

 1

 2

Distance

0.17km



6 Beaver Street St Albans VIC 3021

Sold Price

^{RS}

\$621,500

Sold Date

26-Oct-19

 3

 1

 3

Distance

0.3km



267 Main Road East St Albans VIC 3021

Sold Price

\$620,000

Sold Date

06-Jun-19

 4

 2

 2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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