

## 2 Maple Crescent, St Albans Vic 3021



**3 Bed 1 Bath 2 Car**

**Property Type:** House (Res)

**Land Size:** 534 sqm approx

**Indicative Selling Price**

\$550,000 - \$600,000

**Median House Price**

Year ending June 2024: \$650,000

## Comparable Properties



**24 Ravenna Street, St Albans 3021 (REI)**

**3 Bed 1 Bath 2 Car**

**Price:** \$605,000

**Method:** Private Sale

**Date:** 05/08/2024

**Property Type:** House

**Agent Comments:** 3 bed plus additional room brick home. Updated kitchen/bathroom



**82 Magnolia Street, St Albans 3021 (REI)**

**3 Bed 2 Bath 2 Car**

**Price:** \$595,000

**Method:** Private Sale

**Date:** 29/07/2024

**Property Type:** House

**Agent Comments:** Brick home with 2 bathrooms and large carport.



**9 Maroondah Court, St Albans 3021 (REI)**

**3 Bed 1 Bath - Car**

**Price:** \$569,000

**Method:** Private Sale

**Date:** 26/07/2024

**Property Type:** House

**Land Size:** 608 sqm approx

**Agent Comments:** Brick home in court location, irregular block.

## Statement of Information

### Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

#### Property offered for sale

Address  
Including suburb or  
locality and postcode

2 Maple Crescent, St Albans Vic 3021

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$550,000

&

\$600,000

#### Median sale price

Median price

\$650,000

House

x

Suburb

St Albans

Period - From

01/07/2023

to

30/06/2024

Source

REIV

#### 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
24 Ravenna Street, ST ALBANS 3021	\$605,000	05/08/2024
82 Magnolia Street, ST ALBANS 3021	\$595,000	29/07/2024
9 Maroondah Court, ST ALBANS 3021	\$569,000	26/07/2024

This Statement of Information was prepared on:

27/08/2024 17:33