

Statement of Information

Prepared on 28th September 2023



75 Power Street, ST ALBANS VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

75 POWER STREET 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2022

to

31 Aug 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

48 GEORGE STREET ST ALBANS VIC 3021	\$705,000	28-Aug-23
87 POWER STREET ST ALBANS VIC 3021	\$835,000	27-Apr-23
37 GEORGE STREET ST ALBANS VIC 3021	\$650,000	10-May-23

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.~~

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48 GEORGE STREET ST ALBANS VIC 3021

Sold Price

^{RS}

\$705,000

Sold Date

28-Aug-23

3

1

2

Distance

0.09km



87 POWER STREET ST ALBANS VIC 3021

Sold Price

\$835,000

Sold Date

27-Apr-23

3

1

1

Distance

0.09km



37 GEORGE STREET ST ALBANS VIC 3021

Sold Price

\$650,000

Sold Date

10-May-23

3

1

1

Distance

0.13km



58 CHARLES STREET ST ALBANS VIC 3021

Sold Price

\$885,000

Sold Date

25-May-23

3

1

2

Distance

0.65km



139 POWER STREET ST ALBANS VIC 3021

Sold Price

^{RS}

\$850,000

Sold Date

26-Jul-23

3

1

1

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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