

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

1 MAPLE CRESCENT 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

\$640,000

&

\$660,000

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

8 BEAVER STREET ST ALBANS VIC 3021	\$655,000	18-May-23
14 BEAVER STREET ST ALBANS VIC 3021	\$657,000	08-Jul-23
5 LINDSEY ROAD ST ALBANS VIC 3021	\$650,000	16-Aug-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.~~

This Statement of Information was prepared on: 15 September 2023



8 BEAVER STREET ST ALBANS VIC 3021 Sold Price **\$655,000** Sold Date **18-May-23**

 3  1  2

Distance **0.64km**



14 BEAVER STREET ST ALBANS VIC 3021 Sold Price **\$657,000** Sold Date **08-Jul-23**

 3  1  2

Distance **0.67km**



5 LINDSEY ROAD ST ALBANS VIC 3021 Sold Price ^{RS} **\$650,000** Sold Date **16-Aug-23**

 5  1  2

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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