

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

20 DEBENHAM 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

or range
between

\$690,000

&

\$759,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2021

to

31 Mar 2022

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

2 LOVELL DRIVE ST ALBANS VIC 3021	\$705,000	09-Mar-22
18 LARISA ROAD ST ALBANS VIC 3021	\$700,000	18-Mar-22
9 BREYDON COURT ST ALBANS VIC 3021	\$650,000	28-Mar-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: 08 April 2022



2 LOVELL DRIVE ST ALBANS VIC 3021

 3  1  4

Sold Price

^{RS} **\$705,000**

Sold Date **09-Mar-22**

Distance -



18 LARISA ROAD ST ALBANS VIC 3021

 3  1  2

Sold Price

^{RS} **\$700,000**

Sold Date **18-Mar-22**

Distance **0.88km**



9 BREYDON COURT ST ALBANS VIC 3021

 3  1  4

Sold Price

^{RS} **\$650,000** ^{UN}

Sold Date **28-Mar-22**

Distance **0.65km**



7 HARLESTON STREET ST ALBANS VIC 3021

 2  1  1

Sold Price

\$690,000

Sold Date **26-Feb-22**

Distance **0.68km**



76 MULHALL DRIVE ST ALBANS VIC 3021

 3  1  2

Sold Price

^{RS} **\$708,000**

Sold Date **26-Mar-22**

Distance **0.75km**



10 MARSDEN CRESCENT ST ALBANS VIC 3021

 3  1  2

Sold Price

^{RS} **\$735,000**

Sold Date **07-Mar-22**

Distance -

RS = Recent sale

UN = Undisclosed Sale

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**46 CHEDGEY DRIVE ST ALBANS
VIC 3021**

 3  1  2

Sold Price **\$720,000** Sold Date **25-Jan-22**

Distance **0.33km**



**9 HARLESTON STREET ST ALBANS
VIC 3021**

 3  1  2

Sold Price ^{RS} **\$712,000** Sold Date **31-Jan-22**

Distance **0.67km**



**37 IVANHOE AVENUE ST ALBANS
VIC 3021**

 3  1  2

Sold Price ^{RS} **\$709,000** Sold Date **12-Mar-22**

Distance **-**



**13 SWANSEA PARADE ST ALBANS
VIC 3021**

 3  1  2

Sold Price **\$745,000** Sold Date **13-Feb-22**

Distance **-**

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

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