

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

286 Wilsons Road St Albans Park VIC 3219

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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$563,500

Property type

House

Suburb

St Albans Park

Period-from

01 Nov 2020

to

31 Oct 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

157 St Albans Road Thomson VIC 3219	\$455,000	24-Jun-21
295 Wilsons Road St Albans Park VIC 3219	\$566,000	03-Jul-21
309 Boundary Road St Albans Park VIC 3219	\$420,000	30-Apr-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 23 November 2021



157 St Albans Road Thomson VIC 3219

Sold Price

\$455,000

Sold Date

24-Jun-21

2

1

1

Distance

1.69km



295 Wilsons Road St Albans Park VIC 3219

Sold Price

\$566,000

Sold Date

03-Jul-21

3

1

2

Distance

0.05km

Notes from your agent

This home has an extra bedroom and larger allotment



309 Boundary Road St Albans Park VIC 3219

Sold Price

\$420,000

Sold Date

30-Apr-21

2

1

2

Distance

0.59km



1/177-179 Townsend Road Moolap VIC 3224

Sold Price

\$374,200

Sold Date

22-Mar-21

2

1

1

Distance

1.15km



5 Vincent Court Whittington VIC 3219

Sold Price

\$381,200

Sold Date

19-Jun-21

2

1

1

Distance

1.21km

RS = Recent sale

UN = Undisclosed Sale

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