

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

1/29 LESTER AVENUE 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$651,000

Property type

House

Suburb

St Albans

Period-from

01 Dec 2023

to

30 Nov 2024

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

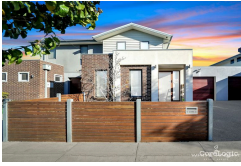
Date of sale

1C LEONARD AVENUE ST ALBANS VIC 3021	\$665,000	29-Aug-24
19 JEFFERSON STREET ST ALBANS VIC 3021	\$649,000	26-Jul-24

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: 27 December 2024



**1C LEONARD AVENUE ST ALBANS
VIC 3021**

Sold Price

\$665,000

Sold Date **29-Aug-24**

 3  2  1

Distance **0.32km**



**19 JEFFERSON STREET ST ALBANS
VIC 3021**

Sold Price

\$649,000

Sold Date **26-Jul-24**

 3  2  1

Distance **2.44km**

RS = Recent sale

UN = Undisclosed Sale

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