

## 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

43 Walmer Avenue St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$640,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$588,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2019

to

29 Feb 2020

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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 68 Walmer Avenue St Albans VIC 3021 | \$685,000 | 26-Oct-19 |
| 95 Walmer Avenue St Albans VIC 3021 | \$675,000 | 04-Oct-19 |
| 92 Biggs Street St Albans VIC 3021  | \$655,000 | 11-Nov-19 |

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: 31 March 2020



**68 Walmer Avenue St Albans VIC 3021**

Sold Price

**\$685,000**

Sold Date

**26-Oct-19**

 3  2  2

Distance

**0.29km**



**95 Walmer Avenue St Albans VIC 3021**

Sold Price

**\$675,000**

Sold Date

**04-Oct-19**

 3  1  1

Distance

**0.4km**



**92 Biggs Street St Albans VIC 3021**

Sold Price

**\$655,000**

Sold Date

**11-Nov-19**

 2  1  2

Distance

**0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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