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*	25 Larkspur Drive, St Albans Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between | $580,000 | & | $620,000

Median sale price

Median price	$600,000	Property Type	House	Suburb	St Albans
Period - From	01/01/2019	to	31/12/2019	Source	REIV

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 six 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
1 21 Harris St ST ALBANS 3021	$618,000	21/09/2019
2 19 Clacton St ST ALBANS 3021	$600,000	14/10/2019
3 22 Feldspar Cl ST ALBANS 3021	$582,000	14/12/2019

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 six months.~~

This Statement of Information was prepared on: | 12/02/2020 11:14

CONSUMER AFFAIRS VICTORIA

25 Larkspur Drive, St Albans Vic 3021

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Property Type: House (Previously Occupied - Detached)
Land Size: 534 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $620,000
Median House Price
Year ending December 2019: $600,000

Comparable Properties

21 Harris St ST ALBANS 3021 (REI/VG)

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Price: $618,000
Method: Auction Sale
Date: 21/09/2019
Rooms: 6
Property Type: House (Res)
Land Size: 535 sqm approx

Agent Comments

19 Clacton St ST ALBANS 3021 (REI/VG)

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Price: $600,000
Method: Private Sale
Date: 14/10/2019
Rooms: 6
Property Type: House (Res)
Land Size: 550 sqm approx

Agent Comments

22 Feldspar Cl ST ALBANS 3021 (REI)

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Price: $582,000
Method: Auction Sale
Date: 14/12/2019
Property Type: House (Res)
Land Size: 447 sqm approx

Agent Comments

Account - Burnham | P: 03 93636333

REIV   propertydata .com.au