

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

4/17 ST ALBANS ROAD 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

\$280,000

&

\$300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2023

to

30 Jun 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

12/18 MARSDEN CRESCENT ST ALBANS VIC 3021	\$300,000	30-Mar-24
14/32 EAST ESPLANADE ST ALBANS VIC 3021	\$300,000	20-Jan-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: 02 July 2024



**12/18 MARSDEN CRESCENT ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$300,000** Sold Date **30-Mar-24**

Distance **0.43km**



**14/32 EAST ESPLANADE ST
ALBANS VIC 3021**

 2  1  1

Sold Price Sold Date **20-Jan-24**

Distance **0.8km**

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

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