

## 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

1/16 Cowper 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

\$595,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/75 McArthur Avenue St Albans VIC 3021	\$620,000	28-Sep-21
2/13 Cowper Avenue St Albans VIC 3021	\$580,000	21-Nov-21
64 Oakden Crescent St Albans VIC 3021	\$570,000	05-Oct-21

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: 08 February 2022

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**1/75 McArthur Avenue St Albans VIC 3021**

3 2 2

Sold Price

**\$620,000**

Sold Date

**28-Sep-21**

Distance

**1.11km**



**2/13 Cowper Avenue St Albans VIC 3021**

3 2 2

Sold Price

**\$580,000**

Sold Date

**21-Nov-21**

Distance

**0.09km**



**64 Oakden Crescent St Albans VIC 3021**

3 2 2

Sold Price

**\$570,000**

Sold Date

**05-Oct-21**

Distance

**1.86km**



**1/9 Fox Street St Albans VIC 3021**

3 2 1

Sold Price

**\$640,000**

Sold Date

**29-Oct-21**

Distance

**1.32km**



**40D Millawa Avenue St Albans VIC 3021**

3 1 1

Sold Price

**\$538,000**

Sold Date

**16-Oct-21**

Distance

**1.38km**



**1/66-68 Lester Avenue St Albans VIC 3021**

3 1 1

Sold Price

**\$590,000**

Sold Date

**03-Dec-21**

Distance

**1.14km**

RS = Recent sale




UN = Undisclosed Sale

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<b>4A Reaburn Avenue St Albans VIC 3021</b>	Sold Price	Sold Date	<b>17-Mar-21</b>
 3  2  2		Distance	<b>0.6km</b>

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<b>2/75 McArthur Avenue St Albans VIC 3021</b>	Sold Price	<b>\$612,500</b>	Sold Date	<b>15-Oct-21</b>
 3  2  2			Distance	<b>1.12km</b>




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<b>1/76 Walmer Avenue St Albans VIC 3021</b>	Sold Price	<b>\$633,000</b>	Sold Date	<b>29-Nov-21</b>
 3  2  1			Distance	<b>1.56km</b>

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<b>23A View Street St Albans VIC 3021</b>	Sold Price	<b>\$645,000</b>	Sold Date	<b>23-Nov-21</b>
 3  2  1			Distance	<b>1.6km</b>

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RS = Recent sale      UN = Undisclosed Sale

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