

## 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

6 STRADBROKE DRIVE ST ALBANS VIC 3021

### Indicative selling price

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

Single Price

\$600,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2023

to

31 Mar 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

1 BURGUNDY CRESCENT ST ALBANS VIC 3021	\$600,000	30-Nov-23
21 THORNDON DRIVE ST ALBANS VIC 3021	\$580,000	09-Feb-24
10 OBRIEN DRIVE ST ALBANS VIC 3021	\$561,000	17-Nov-23

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: 30 April 2024



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**1 BURGUNDY CRESCENT ST  
ALBANS VIC 3021**

3 1 3

Sold Price **\$600,000** Sold Date **30-Nov-23**

Distance **0.2km**



**21 THORNDON DRIVE ST ALBANS  
VIC 3021**

3 1 1

Sold Price **\$580,000** Sold Date **09-Feb-24**

Distance **0.26km**



**10 OBRIEN DRIVE ST ALBANS VIC  
3021**

3 1 1

Sold Price **\$561,000** Sold Date **17-Nov-23**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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