

## 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

38 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

\$870,000

&

\$925,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2021

to

31 Dec 2021

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

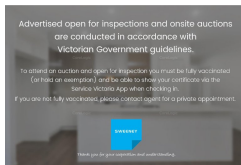
Date of sale

|  |           |           |
|--|-----------|-----------|
| 65 Station Avenue St Albans VIC 3021   | \$915,000 | 24-Dec-21 |
| 122 Alfrieda Street St Albans VIC 3021 | \$910,000 | 22-May-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: 17 January 2022



## 65 Station Avenue St Albans VIC 3021

 3
  1
  2

Sold Price <sup>RS</sup> **\$915,000** <sup>UN</sup> Sold Date **24-Dec-21**

Distance **0.04km**



## 122 Alfrieda Street St Albans VIC 3021

 3
  1
  2

Sold Price **\$910,000** Sold Date **22-May-21**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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