## Statement of Information

## Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

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29 EPALOCK CRESCENT ST ALBANS VIC 3021						
e see consumer.vio	c.gov.a	u/underquoti	ng (*E	Delete single pric	e or range a	s applicable)
		or range between		\$595,000	&	\$635,000
Median sale price (*Delete house or unit as applicable)						
\$655,500	Property type		House	Suburb	St Albans	
01 Apr 2024	to 31 Mar 2025		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						
	29 EPALOCK of the see see consumer.viologicable)  \$655,500  01 Apr 2024  sales (*Delete A properties sold with a properties with	29 EPALOCK CRES  se see consumer.vic.gov.a  oplicable)  \$655,500 Proposition of the series of the se	29 EPALOCK CRESCENT ST A  see see consumer.vic.gov.au/underquotin	29 EPALOCK CRESCENT ST ALBAI  se see consumer.vic.gov.au/underquoting (*E  or range between  pplicable)  \$655,500 Property type  01 Apr 2024 to 31 Mar 2025  sales (*Delete A or B below as application properties sold within two kilometres of the part's representative considers to be most compared to the part of the pa	29 EPALOCK CRESCENT ST ALBANS VIC 3021  The see see consumer.vic.gov.au/underquoting (*Delete single price or range between \$595,000  The second o	29 EPALOCK CRESCENT ST ALBANS VIC 3021  ee see consumer.vic.gov.au/underquoting (*Delete single price or range a or range between \$595,000 &  policable)  10 Apr 2024 to 31 Mar 2025 Source  11 Sales (*Delete A or B below as applicable)  12 properties sold within two kilometres of the property for sale in the last 6 of the representative considers to be most comparable to the property for sale in the last 6 of the property for sale in the last 6

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 April 2025



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