

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 24 Andrew Road, St Albans, VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$640,000

&

\$704,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

St Albans (3020)

Period - From

01/02/2023

to

01/08/2023

Source

Pricefinder

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
34 WATFORD ROAD, ST ALBANS VIC 3021	\$730,000	23/05/2023
49 CLARKE AVENUE, ST ALBANS VIC 3021	\$680,000	16/04/2023
46 COWPER AVENUE, ST ALBANS VIC 3021	\$700,000	20/03/2023

This Statement of Information was prepared on: 24/08/2023