

## 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

222 FURLONG ROAD 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

\$700,000

&

\$750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

St Albans

Period-from

01 Aug 2021

to

31 Jul 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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 8 RHODES STREET ST ALBANS VIC 3021 | \$780,000 | 06-Aug-22 |
| 6 CLOVER AVENUE ST ALBANS VIC 3021 | \$685,000 | 29-Mar-22 |
| 20 LOVELL DRIVE ST ALBANS VIC 3021 | \$696,500 | 06-Aug-22 |

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: 15 August 2022



**8 RHODES STREET ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$780,000** Sold Date **06-Aug-22**

3 1 2

Distance **0.25km**



**6 CLOVER AVENUE ST ALBANS VIC 3021** Sold Price **\$685,000** Sold Date **29-Mar-22**

3 1 2

Distance **0.34km**



**20 LOVELL DRIVE ST ALBANS VIC 3021** Sold Price <sup>RS</sup> **\$696,500** Sold Date **06-Aug-22**

4 1 2

Distance **0.32km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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