

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

3/10 ALBERT CRESCENT ST ALBANS VIC 3021

Indicative selling price

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

Single Price

or range
between

\$460,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2023

to

31 Oct 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

4/2 PERCY STREET ST ALBANS VIC 3021	\$445,000	09-Jun-24
12 CRAIGIELEA AVENUE ST ALBANS VIC 3021	\$490,000	25-Mar-24
2/32 KODRE STREET ST ALBANS VIC 3021	\$462,000	29-May-24

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: 04 November 2024



**4/2 PERCY STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price **\$445,000** Sold Date **09-Jun-24**

Distance **0.65km**



**12 CRAIGIELEA AVENUE ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$490,000** Sold Date **25-Mar-24**

Distance **0.67km**



**2/32 KODRE STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price **\$462,000** Sold Date **29-May-24**

Distance **0.69km**

RS = Recent sale UN = Undisclosed Sale

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