#### Statement of Information

# Single residential property located outside the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address	14 Bradford Street, St Albans Park Vic 3219
Including suburb or	
locality and postcode	

#### Indicative selling price

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

Range between \$695,000	&	\$749,000
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#### Median sale price

Median price	\$555,000	Pro	perty Type	House		Suburb	St Albans Park
Period - From	12/09/2020	to	11/09/2021	S	Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

**A**\* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	8 Newhaven Av ST ALBANS PARK 3219	\$750,000	12/05/2021
2	20 Mandela Ct ST ALBANS PARK 3219	\$705,000	09/07/2021
3	36 Paramount Cr ST ALBANS PARK 3219	\$681,000	01/02/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	12/09/2021 01:48





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> \$695,000 - \$749,000 **Median House Price**

**Indicative Selling Price** 

12/09/2020 - 11/09/2021: \$555,000

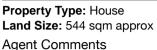
**Agent Comments** 

**Agent Comments** 











## Comparable Properties



8 Newhaven Av ST ALBANS PARK 3219 (VG)

4



Price: \$750,000 Method: Sale Date: 12/05/2021

Property Type: House (Res) Land Size: 743 sqm approx



20 Mandela Ct ST ALBANS PARK 3219 (REI)







Price: \$705.000 Method: Private Sale Date: 09/07/2021 Property Type: House Land Size: 562 sqm approx

36 Paramount Cr ST ALBANS PARK 3219 (VG) Agent Comments

**└─** 4





Price: \$681,000 Method: Sale Date: 01/02/2021

Property Type: House (Res) Land Size: 831 sqm approx

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