

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
Including suburb or
locality and postcode

14 Bradford Street, St Albans Park Vic 3219

Indicative selling price

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

Range between \$695,000

&

\$749,000

Median sale price

Median price \$555,000

Property Type House

Suburb St Albans Park

Period - From 12/09/2020

to

11/09/2021

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	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 comparable properties 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



 3  2  2

Property Type: House

Land Size: 544 sqm approx

Agent Comments

Comparable Properties



8 Newhaven Av ST ALBANS PARK 3219 (VG)

Agent Comments

 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)

Agent Comments

 4  2  2

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