

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

2 CLOVER AVENUE 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

\$830,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2023

to

31 Mar 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

177 FURLONG ROAD ST ALBANS VIC 3021	\$1,050,000	13-Apr-24
9 BOND AVENUE ST ALBANS VIC 3021	\$810,000	04-Nov-23

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: 18 April 2024



**177 FURLONG ROAD ST ALBANS
VIC 3021**

Sold Price ^{RS} **\$1,050,000** Sold Date **13-Apr-24**

 3  2  3

Distance **0.14km**



**9 BOND AVENUE ST ALBANS VIC
3021**

Sold Price **\$810,000** Sold Date **04-Nov-23**

 3  2  1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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