

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

5 STEVENS ROAD 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

\$590,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$690,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2021

to

28 Feb 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

4 STEVENS ROAD ST ALBANS VIC 3021	\$622,000	22-Feb-22
76 ANDREW ROAD ST ALBANS VIC 3021	\$606,000	12-Feb-22
32 STEVENS ROAD ST ALBANS VIC 3021	\$610,000	19-Oct-21

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: 31 March 2022



4 STEVENS ROAD ST ALBANS VIC 3021

Sold Price

^{RS}

\$622,000

Sold Date

22-Feb-22

 3

 1

 2

Distance

0.08km



76 ANDREW ROAD ST ALBANS VIC 3021

Sold Price

^{RS}

\$606,000

Sold Date

12-Feb-22

 3

 1

 1

Distance

0.49km



32 STEVENS ROAD ST ALBANS VIC 3021

Sold Price

\$610,000

Sold Date

19-Oct-21

 3

 1

 4

Distance

0.21km

RS = Recent sale

UN = Undisclosed Sale

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