

## 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 Occold Court St Albans VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$679,500

Property type

House

Suburb

St Albans

Period-from

01 Feb 2021

to

31 Jan 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

24 Welwyn Parade Deer Park VIC 3023	\$550,000	02-Dec-21
7 Sword Walk Kings Park VIC 3021	\$547,000	30-Oct-21
8 Millbank Drive Deer Park VIC 3023	\$550,000	23-Dec-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: 22 February 2022



### 24 Welwyn Parade Deer Park VIC 3023

3 1 1

Sold Price

**\$550,000**

Sold Date

**02-Dec-21**

Distance

**4.2km**



### 7 Sword Walk Kings Park VIC 3021

3 1 2

Sold Price

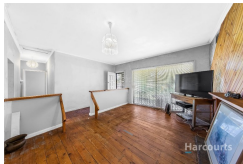
**\$547,000**

Sold Date

**30-Oct-21**

Distance

**4.82km**



### 8 Millbank Drive Deer Park VIC 3023

3 1 1

Sold Price

<sup>RS</sup> **\$550,000**

Sold Date

**23-Dec-21**

Distance

**4.05km**

RS = Recent sale

UN = Undisclosed Sale

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