

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 HIGHCOMBE CRESCENT 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

\$695,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Dec 2022

to

30 Nov 2023

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 TINTERN GROVE ST ALBANS VIC 3021	\$618,000	20-Apr-23
8 HALIFAX CLOSE ST ALBANS VIC 3021	\$595,000	01-Aug-23
48 ATHELDENE DRIVE ST ALBANS VIC 3021	\$640,000	26-Apr-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: 12 December 2023



4 TINTERN GROVE ST ALBANS VIC 3021 Sold Price **\$618,000** Sold Date **20-Apr-23**

3 1 2

Distance **0.04km**



8 HALIFAX CLOSE ST ALBANS VIC 3021 Sold Price **\$595,000** Sold Date **01-Aug-23**

3 1 2

Distance **0.21km**



48 ATHELDENE DRIVE ST ALBANS VIC 3021 Sold Price **\$640,000** Sold Date **26-Apr-23**

3 2 1

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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