

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

10 Swindon 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

St Albans

Period-from

01 Dec 2020

to

30 Nov 2021

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

46 Blendon Avenue St Albans VIC 3021	\$625,000	12-Jul-21
6 Wilby Court St Albans VIC 3021	\$610,000	03-Jul-21
25 Bent Street St Albans VIC 3021	\$592,000	27-Nov-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: 13 December 2021



46 Blendon Avenue St Albans VIC 3021

Sold Price

\$625,000

Sold Date

12-Jul-21

3

1

2

Distance

1.22km



6 Wilby Court St Albans VIC 3021

Sold Price

\$610,000

Sold Date

03-Jul-21

3

1

2

Distance

1.4km



25 Bent Street St Albans VIC 3021

Sold Price

^{RS} **\$592,000**

Sold Date

27-Nov-21

3

1

2

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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