

Statement of Information

Prepared on 12th October 2023



2/19 St Albans Road, ST ALBANS VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

2/19 ST ALBANS 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

\$315,000

&

\$345,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2022

to

30 Sep 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

5/13 ST ALBANS ROAD ST ALBANS VIC 3021	\$310,000	21-Dec-22
1/18 MARSDEN CRESCENT ST ALBANS VIC 3021	\$320,000	10-Aug-23
8/17 ST ALBANS ROAD ST ALBANS VIC 3021	\$250,000	08-Mar-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.~~

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5/13 ST ALBANS ROAD ST ALBANS VIC 3021 Sold Price **\$310,000** Sold Date **21-Dec-22**

2 1 1

Distance **0.06km**



1/18 MARSDEN CRESCENT ST ALBANS VIC 3021 Sold Price **\$320,000** Sold Date **10-Aug-23**

2 1 1

Distance **0.45km**



8/17 ST ALBANS ROAD ST ALBANS VIC 3021 Sold Price **\$250,000** Sold Date **08-Mar-23**

2 1 1

Distance **0.02km**



33/12 PERCY STREET ST ALBANS VIC 3021 Sold Price **\$275,000** Sold Date **16-Nov-22**

2 1 1

Distance **0.1km**



31/12 PERCY STREET ST ALBANS VIC 3021 Sold Price **\$295,000** Sold Date **07-Feb-23**

2 1 1

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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