

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

1/53 AVONDALE AVENUE 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2024

to

28 Feb 2025

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

3/83 LESTER AVENUE ST ALBANS VIC 3021	\$550,000	13-Dec-24
2/18 GERTRUDE STREET ST ALBANS VIC 3021	\$570,000	29-Oct-24
4/16 KATE STREET ST ALBANS VIC 3021	\$580,000	14-Sep-24

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 March 2025



3/83 LESTER AVENUE ST ALBANS VIC 3021

3 1 1

Sold Price

\$550,000

Sold Date

13-Dec-24

Distance

0.53km



2/18 GERTRUDE STREET ST ALBANS VIC 3021

3 2 2

Sold Price

\$570,000

Sold Date

29-Oct-24

Distance

1.77km



4/16 KATE STREET ST ALBANS VIC 3021

3 2 2

Sold Price

\$580,000

Sold Date

14-Sep-24

Distance

1.77km

RS = Recent sale

UN = Undisclosed Sale

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