

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

45 CHARLBURY GROVE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,500

Property type

House

Suburb

St Albans

Period-from

01 Mar 2021

to

28 Feb 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

13 LYNDFORD COURT ST ALBANS VIC 3021	\$592,000	17-Aug-21
10 ASCOT COURT ST ALBANS VIC 3021	\$588,000	03-Feb-22
51 BIGGS STREET ST ALBANS VIC 3021	\$600,000	17-Oct-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: 11 March 2022



13 LYNDFORD COURT ST ALBANS VIC 3021

Sold Price

\$592,000

Sold Date

17-Aug-21

3



1



1

Distance

-



10 ASCOT COURT ST ALBANS VIC 3021

Sold Price

^{RS} **\$588,000**

Sold Date

03-Feb-22

3



1



2

Distance

0.14km

51 BIGGS STREET ST ALBANS VIC 3021

Sold Price

\$600,000

Sold Date

17-Oct-21

4



1



1

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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