

# Statement of Information

Prepared on 16th October 2024



11 Marsden Cres, ST ALBANS VIC

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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

11 MARSDEN CRESCENT ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Land

Suburb

St Albans

Period-from

01 Aug 2023

to

31 Jul 2024

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

Address of comparable property	Price	Date of sale

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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