Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	8 DOREIMUS COURT ST ALBANS PARK VIC 3219

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	$770,000	&	$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$652,000	Property type	House	Suburb	St Albans Park
Period-from	01 Apr 2022	to	31 Mar 2023	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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
62-64 HOMESTEAD DRIVE ST ALBANS PARK VIC 3219	$843,000	01-Sep-22
14 ZAZZMAN COURT ST ALBANS PARK VIC 3219	$715,000	05-Nov-22
35-37 PARATONE CRESCENT ST ALBANS PARK VIC 3219	$882,000	21-Dec-22

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 April 2023

GARTLAND

Kate Wilkinson
M 0439195933
E katew@gartland.com.au

62-64 HOMESTEAD DRIVE ST ALBANS PARK VIC 3219

5 2 4

Sold Price **$843,000** Sold Date **01-Sep-22**

Distance **0.17km**

14 ZAZZMAN COURT ST ALBANS PARK VIC 3219

4 2 2

Sold Price **$715,000** Sold Date **05-Nov-22**

Distance **0.4km**

35-37 PARATONE CRESCENT ST ALBANS PARK VIC 3219

4 2 4

Sold Price **$882,000** Sold Date **21-Dec-22**

Distance **0.52km**

RS = Recent sale **UN** = Undisclosed Sale

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