

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

8 ORFORD 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

\$585,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$681,000

Property type

House

Suburb

St Albans

Period-from

01 May 2022

to

30 Apr 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

4 BEAVER STREET ST ALBANS VIC 3021	\$600,000	10-Jan-23
36 THORNDON DRIVE ST ALBANS VIC 3021	\$580,000	21-Mar-23
10 ROSSLARE PARADE ST ALBANS VIC 3021	\$615,000	06-Nov-22

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: 03 May 2023



4 Beaver Street, St Albans

4 BEAVER STREET ST ALBANS VIC 3021

Sold Price

\$600,000

Sold Date

10-Jan-23

3

2

2

Distance

0.5km



36 THORNDON DRIVE ST ALBANS VIC 3021

Sold Price

^{RS} **\$580,000**

Sold Date

21-Mar-23

3

1

4

Distance

0.52km



10 ROSSLARE PARADE ST ALBANS VIC 3021

Sold Price

\$615,000

Sold Date

06-Nov-22

3

1

-

Distance

0.73km

RS = Recent sale

UN = Undisclosed Sale

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