

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 Lee Street, St Albans Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$610,000

&

\$660,000

Median sale price

Median price

\$688,444

Property Type

House

Suburb

St Albans

Period - From

01/07/2024

to

30/09/2024

Source

REIV

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 six 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
1	11 Mcrae Av ST ALBANS 3021	\$625,000	29/06/2024
2	55 Kings Rd KINGS PARK 3021	\$550,000	28/06/2024
3	46 Mcleod Rd ST ALBANS 3021	\$632,000	22/06/2024

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 six months.~~

This Statement of Information was prepared on:

29 October 2024

8 Lee Street, St Albans Vic 3021

Tony Gerace
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Property Type:
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
September quarter 2024: \$688,444

Comparable Properties



11 Mcrae Av ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$625,000
Method: Auction Sale
Date: 29/06/2024
Property Type: House (Res)
Land Size: 643 sqm approx



55 Kings Rd KINGS PARK 3021 (REI/VG)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 534 sqm approx



46 Mcleod Rd ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$632,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House
Land Size: 590 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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