

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

4/92 Power Street, St Albans Vic 3021

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$580,000

Property Type Townhouse

Suburb St Albans

Period - From 30/11/2021

to

29/11/2022

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	1/64 Station Av ST ALBANS 3021	\$672,000	07/09/2022
2	1/8 Ivanhoe Av ST ALBANS 3021	\$670,000	26/10/2022
3			

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:

30/11/2022 17:09



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$660,000 - \$720,000

Median Townhouse Price

30/11/2021 - 29/11/2022: \$580,000

Comparable Properties



1/64 Station Av ST ALBANS 3021 (REI/VG)

Agent Comments

3 2 2

Price: \$672,000

Method: Private Sale

Date: 07/09/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 200 sqm approx



1/8 Ivanhoe Av ST ALBANS 3021 (REI)

Agent Comments

3 2 1

Price: \$670,000

Method: Private Sale

Date: 26/10/2022

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 200 sqm approx

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.

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