

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

1/17 Charlbury Grove 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

\$540,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,000

Property type

Other

Suburb

St Albans

Period-from

01 Sep 2020

to

31 Aug 2021

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

3 Somerton Crescent St Albans VIC 3021	\$565,000	14-May-20
29 Camdale Parade St Albans VIC 3021	\$560,000	23-Mar-21
37 Gillespie Road St Albans VIC 3021	\$527,500	17-Nov-20

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: 06 September 2021



3 Somerton Crescent St Albans VIC 3021

Sold Price

\$565,000

Sold Date

14-May-20

3

1

1

Distance

0.06km

29 Camdale Parade St Albans VIC 3021

Sold Price

\$560,000

Sold Date

23-Mar-21

3

1

1

Distance

0.13km

37 Gillespie Road St Albans VIC 3021

Sold Price

\$527,500

Sold Date

17-Nov-20

3

1

2

Distance

0.23km

RS = Recent sale

UN = Undisclosed Sale

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