

## 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

22 Avondale Avenue St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 May 2020

to

30 Apr 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

6 Manfred Avenue St Albans VIC 3021	\$570,000	22-Dec-20
62 Avondale Avenue St Albans VIC 3021	\$605,000	02-Feb-21
46 Manfred Avenue St Albans VIC 3021	\$580,000	08-Dec-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: 12 May 2021



**6 Manfred Avenue St Albans VIC 3021**

Sold Price

**\$570,000**

Sold Date **22-Dec-20**

 3  1  2

Distance **0.31km**



**62 Avondale Avenue St Albans VIC 3021**

Sold Price

**\$605,000**

Sold Date **02-Feb-21**

 3  1  -

Distance **0.32km**



**46 Manfred Avenue St Albans VIC 3021**

Sold Price

**\$580,000**

Sold Date **08-Dec-20**

 3  1  3

Distance **0.52km**

RS = Recent sale

UN = Undisclosed Sale

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