

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

2/36 IVANHOE AVENUE 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

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,888

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2023

to

31 Jul 2024

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

24 WILPENA COURT ST ALBANS VIC 3021	\$580,000	17-Apr-24
2/93 FOX STREET ST ALBANS VIC 3021	\$551,000	01-Jun-24

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: 19 August 2024

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**24 WILPENA COURT ST ALBANS
VIC 3021**

3 1 -

Sold Price

\$580,000

Sold Date

17-Apr-24

Distance

1.39km



**2/93 FOX STREET ST ALBANS VIC
3021**

3 1 2

Sold Price

^{RS} **\$551,000**

Sold Date

01-Jun-24

Distance

1.33km

RS = Recent sale

UN = Undisclosed Sale

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