

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

3/14 STEVENS ROAD 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

St Albans

Period-from

01 Jul 2022

to

30 Jun 2023

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

2 CHARLBURY GROVE ST ALBANS VIC 3021	\$509,111	28-Jun-23
6 KUALA CLOSE ST ALBANS VIC 3021	\$550,000	01-Jul-23
34 ROBYN AVENUE ALBANVALE VIC 3021	\$520,000	30-Mar-23

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: 03 July 2023



**2 CHARLBURY GROVE ST ALBANS
VIC 3021**

Sold Price

^{RS} **\$509,111** Sold Date **28-Jun-23**

3 1 -

Distance **0.46km**



**6 KUALA CLOSE ST ALBANS VIC
3021**

Sold Price

^{RS} **\$550,000** Sold Date **01-Jul-23**

3 1 2

Distance **0.79km**



**34 ROBYN AVENUE ALBANVALE
VIC 3021**

Sold Price

\$520,000 Sold Date **30-Mar-23**

3 1 2

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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