

## 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

2/33 Glyndon 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

\$540,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

St Albans

Period-from

01 Oct 2020

to

30 Sep 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

1/70 Millawa Avenue St Albans VIC 3021	\$588,000	12-Jul-21
1/39 Glendenning Street St Albans VIC 3021	\$580,000	17-May-21

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.

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# AREASPECIALIST

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**1/70 Millawa Avenue St Albans VIC 3021**

Sold Price

**\$588,000**

Sold Date

**12-Jul-21**

 3

 2

 2

Distance

**0.83km**



**1/39 Glendenning Street St Albans VIC 3021**

Sold Price

**\$580,000**

Sold Date

**17-May-21**

 3

 1

 1

Distance

**1.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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