

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 12 Michael Avenue, St Albans, VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$690,000 & \$720,000

Median sale price

Median price \$650,000 Property Type House Suburb St Albans (3021)
Period - From 01/10/2021 to 30/09/2021 Source Coreloigc

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
7 SANTOS COURT, KEILOR DOWNS VIC 3038	\$770,000	27/08/2021
16 PENZA COURT, KEILOR DOWNS VIC 3038	\$760,000	16/07/2021
97 WILLIAM STREET, ST ALBANS VIC 3021	\$700,000	29/03/2021

This Statement of Information was prepared on: 21/10/2021