

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

9 COLIBAN COURT 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

\$750,000

&

\$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

St Albans

Period-from

01 Jul 2021

to

30 Jun 2022

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 ELM STREET ST ALBANS VIC 3021	\$796,000	28-May-22
5 GLENMAGGIE DRIVE ST ALBANS VIC 3021	\$790,000	23-Apr-22
17 PIMELEA TERRACE ST ALBANS VIC 3021	\$750,000	05-May-22

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: 26 July 2022


1 ELM STREET ST ALBANS VIC 3021 Sold Price

^{RS} **\$796,000** Sold Date **28-May-22**
 4  1  2

Distance **0.64km**
1 ELM STREET, ST ALBANS
3021

5 GLENMAGGIE DRIVE ST ALBANS VIC 3021 Sold Price

^{RS} **\$790,000** Sold Date **23-Apr-22**
 4  2  2

Distance **0.07km**

17 PIMELEA TERRACE ST ALBANS VIC 3021 Sold Price

^{RS} **\$750,000** Sold Date **05-May-22**
 3  2  2

Distance **0.79km**
RS = Recent sale

UN = Undisclosed Sale

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