

## 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

1/8 IVANHOE 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

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2021

to

30 Sep 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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 6 MONTGOMERY COURT ST ALBANS VIC 3021  | \$600,000 | 14-Apr-22 |
| 1/52 OBERON AVENUE ST ALBANS VIC 3021  | \$645,000 | 26-May-22 |
| 1/49 IVANHOE AVENUE ST ALBANS VIC 3021 | \$640,000 | 17-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: 13 October 2022

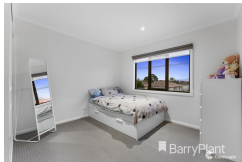


**6 MONTGOMERY COURT ST  
ALBANS VIC 3021**

 3  2  1

Sold Price **\$600,000** Sold Date **14-Apr-22**

Distance **1.09km**



**1/52 OBERON AVENUE ST ALBANS  
VIC 3021**

 3  2  1

Sold Price **\$645,000** Sold Date **26-May-22**

Distance **0.69km**



**1/49 IVANHOE AVENUE ST  
ALBANS VIC 3021**

 3  3  1

Sold Price **\$640,000** Sold Date **17-May-22**

Distance **0.34km**

RS = Recent sale UN = Undisclosed Sale

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