

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

8 CLARICE CLOSE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

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

18 CLARICE CLOSE ST ALBANS VIC 3021	\$695,000	20-Oct-21
2 LOVELL DRIVE ST ALBANS VIC 3021	\$705,000	08-Mar-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.

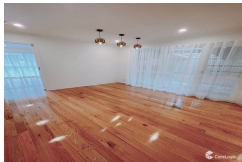
This Statement of Information was prepared on: 05 October 2022



18 CLARICE CLOSE ST ALBANS VIC 3021 Sold Price **\$695,000** Sold Date **20-Oct-21**

3 1 2

Distance **0.11km**



2 LOVELL DRIVE ST ALBANS VIC 3021 Sold Price **\$705,000** Sold Date **08-Mar-22**

3 1 4

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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