

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

43 HARMON AVENUE 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

\$570,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2024

to

31 Mar 2025

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

3/37 ELIZABETH STREET ST ALBANS VIC 3021	\$579,000	05-Aug-24
38A MILLEARA ROAD KEILOR EAST VIC 3033	\$580,000	04-Dec-24
26 SHOPPERS LANE TAYLORS LAKES VIC 3038	\$572,000	23-Sep-24

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: 08 April 2025



**3/37 ELIZABETH STREET ST
ALBANS VIC 3021**

 3  1  2

Sold Price

\$579,000

Sold Date **05-Aug-24**

Distance

2.57km



**38A MILLEARA ROAD KEILOR
EAST VIC 3033**

 2  1  2

Sold Price

\$580,000

Sold Date **04-Dec-24**

Distance

4.14km



**26 SHOPPERS LANE TAYLORS
LAKES VIC 3038**

 3  1  2

Sold Price

\$572,000

Sold Date **23-Sep-24**

Distance

4.56km

RS = Recent sale

UN = Undisclosed Sale

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