

## 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 Andrea Street 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2020

to

31 Mar 2021

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

|                                        |           |           |
|----------------------------------------|-----------|-----------|
| 44 Andrea Street St Albans VIC 3021    | \$840,000 | 03-Mar-21 |
| 7 Marsden Crescent St Albans VIC 3021  | \$845,000 | 19-Mar-21 |
| 21 Marsden Crescent St Albans VIC 3021 | \$810,000 | 28-Jan-21 |

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: 29 April 2021



**44 Andrea Street St Albans VIC 3021**

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Sold Price

<sup>RS</sup> **\$840,000**

Sold Date

**03-Mar-21**

Distance

**0.29km**



**7 Marsden Crescent St Albans VIC 3021**

 3  1  1

Sold Price

**\$845,000**

Sold Date

**19-Mar-21**

Distance

**0.32km**



**21 Marsden Crescent St Albans VIC 3021**

 2  1  1

Sold Price

<sup>RS</sup> **\$810,000**

Sold Date

**28-Jan-21**

Distance

**0.33km**



**18 Albert Crescent St Albans VIC 3021**

 3  1  -

Sold Price

<sup>RS</sup> **\$1,650,000**

Sold Date

**31-Oct-20**

Distance

**0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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