

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

1/25 HARCOURT 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$647,000

Property type

Other

Suburb

St Albans

Period-from

01 Apr 2023

to

31 Mar 2024

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

3/146 BIGGS STREET ST ALBANS VIC 3021	\$568,000	19-Oct-23
2/72 ERRINGTON ROAD ST ALBANS VIC 3021	\$535,000	20-Mar-24
2/12 HENRY STREET ST ALBANS VIC 3021	\$530,000	01-Mar-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: 19 April 2024



**3/146 BIGGS STREET ST ALBANS
VIC 3021**

 3  2  1

Sold Price

\$568,000

Sold Date

19-Oct-23

Distance

1.63km



**2/72 ERRINGTON ROAD ST
ALBANS VIC 3021**

 3  2  1

Sold Price

^{RS} **\$535,000**

Sold Date

20-Mar-24

Distance

0.31km



**2/12 HENRY STREET ST ALBANS
VIC 3021**

 3  2  2

Sold Price

\$530,000

Sold Date

01-Mar-24

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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