

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

1/38 AVONDALE 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Feb 2023

to

31 Jan 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

2/65 ERRINGTON ROAD ST ALBANS VIC 3021	\$500,000	10-Mar-23
1/79 MCARTHUR AVENUE ST ALBANS VIC 3021	\$483,000	05-Jul-23
8 MILTON AVENUE ST ALBANS VIC 3021	\$460,000	29-Sep-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: 16 February 2024

**2/65 ERRINGTON ROAD ST
ALBANS VIC 3021**

3
 1
 1

Sold Price **\$500,000** Sold Date **10-Mar-23**Distance **0.38km****1/79 MCARTHUR AVENUE ST
ALBANS VIC 3021**

3
 1
 -

Sold Price **\$483,000** Sold Date **05-Jul-23**Distance **0.55km****8 MILTON AVENUE ST ALBANS VIC
3021**

2
 1
 1

Sold Price **\$460,000** Sold Date **29-Sep-22**Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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