

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

1/62 LEONARD 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

\$560,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2023

to

30 Apr 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

3/36 ANDREA STREET ST ALBANS VIC 3021	\$580,000	24-Jan-24
4/18 JAMES STREET ST ALBANS VIC 3021	\$570,000	24-Feb-24
3/34 PENNELL AVENUE ST ALBANS VIC 3021	\$595,000	13-May-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: 27 May 2024



3/36 ANDREA STREET ST ALBANS VIC 3021

 3  2  1

Sold Price **\$580,000** Sold Date **24-Jan-24**

Distance **1.65km**



4/18 JAMES STREET ST ALBANS VIC 3021

 3  2  1

Sold Price **\$570,000** Sold Date **24-Feb-24**

Distance **1.89km**



3/34 PENNELL AVENUE ST ALBANS VIC 3021

 3  2  1

Sold Price ^{RS} **\$595,000** Sold Date **13-May-24**

Distance **1.76km**

RS = Recent sale **UN** = Undisclosed Sale

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