

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 TOORA COURT 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

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,500

Property type

House

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

5 BURGUNDY CRESCENT ST ALBANS VIC 3021	\$650,000	23-Mar-24
31 NOVARA PARADE ST ALBANS VIC 3021	\$661,000	23-Nov-23
40 NOVARA PARADE ST ALBANS VIC 3021	\$670,000	07-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: 20 May 2024

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**5 BURGUNDY CRESCENT ST
ALBANS VIC 3021**

3 1 2

Sold Price

RS

\$650,000

Sold Date

23-Mar-24

Distance

1.21km**31 NOVARA PARADE ST ALBANS
VIC 3021**

3 2 -

Sold Price

\$661,000

Sold Date

23-Nov-23

Distance

1.67km**40 NOVARA PARADE ST ALBANS
VIC 3021**

3 1 1

Sold Price

\$670,000

Sold Date

07-Mar-24

Distance

1.74km

RS = Recent sale

UN = Undisclosed Sale

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