

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 13 Laurel Street, St Albans, VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$620,000

&

\$680,000

Median sale price

Median price

\$640,000

Property Type

House

Suburb

St Albans (3021)

Period - From

01/01/2023

to

31/12/2023

Source

www.realestate.com.au

Comparable property sales

A

These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|--|-----------|--------------|
| 32 BENT STREET, ST ALBANS VIC 3021 | \$720,000 | 20/01/2024 |
| 36 PINOAK STREET, ST ALBANS VIC 3021 | \$650,000 | 10/06/2023 |
| 10 BURGUNDY CRESCENT, ST ALBANS VIC 3021 | \$640,000 | 19/01/2024 |

This Statement of Information was prepared on: 23/01/2024