

# 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 15 Callow Walk, St Albans, VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$627,000

### Median sale price

Median price \$589,000 Property Type Townhouse Suburb St Albans (3020)

Period - From 01/03/2023 to 30/09/2023 Source REIV

### 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
74 THEODORE STREET, ST ALBANS VIC 3021	\$672,000	05/06/2023
1/41 PENNELL AVENUE, ST ALBANS VIC 3021	\$645,000	28/06/2023
1/55 GEORGE STREET, ST ALBANS VIC 3021	\$624,000	15/04/2023

This Statement of Information was prepared on: 06/09/2023