

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and postcode 273 Boundary Road, St Albans Park, VIC 3219

Indicative selling price

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

Single price or range between \$430,000 & \$450,000

Median sale price

Median price \$585,000 Property type House Suburb ST ALBANS PARK
Period - From 28/06/2023 to 27/06/2024 Source core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	32 Regent Street Whittington Vic 3219	\$450,000	2024-06-04
2	147 Boundary Road Newcomb Vic 3219	\$430,000	2024-05-13
3	285 Boundary Road St Albans Park Vic 3219	\$480,000	2024-02-06

This Statement of Information was prepared on: 28/06/2024

