

## 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

29 GLENDENNING STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$770,000

&

\$810,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$692,500

Property type

Land

Suburb

St Albans

Period-from

01 Feb 2023

to

31 Jan 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

29 CONRAD STREET ST ALBANS VIC 3021	\$750,000	26-Apr-23
80 WALTER STREET ST ALBANS VIC 3021	\$787,000	30-Mar-23
8 HAMMOND STREET SUNSHINE NORTH VIC 3020	\$752,000	05-Oct-22

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: 19 February 2024



**29 CONRAD STREET ST ALBANS  
VIC 3021**

3 1 2

Sold Price **\$750,000** Sold Date **26-Apr-23**

Distance **1.55km**



**80 WALTER STREET ST ALBANS  
VIC 3021**

3 1 2

Sold Price **\$787,000** Sold Date **30-Mar-23**

Distance **2.05km**



**8 HAMMOND STREET SUNSHINE  
NORTH VIC 3020**

3 1 1

Sold Price **\$752,000** Sold Date **05-Oct-22**

Distance **4.08km**

RS = Recent sale      UN = Undisclosed Sale

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