

# 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

32A Victoria Cres, 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)

range between

\$740,000

&

\$760,000

### Median sale price

Median price

\$482,500

Property type

Unit

Suburb

St Albans

Period - From

01/02/2024

to

30/04/2024

Source



PropTrack

### 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 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
13 Wildflower Lane, Cairnlea, VIC 3023	\$720,000	07/04/2024
112 Cairnlea Drive, Cairnlea, VIC 3023	\$715,000	07/02/2024
1/103 Theodore Street, St Albans, VIC 3021	\$710,000	18/12/2023

**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 six months.

This Statement of Information was prepared on: 08/05/2024