

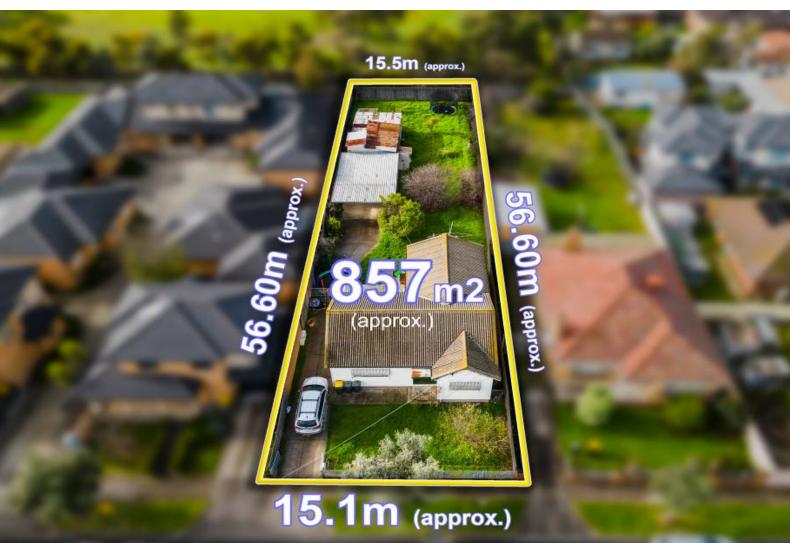
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# Statement of Information

Prepared on 22nd April 2024



4 Glendenning Street, St Albans VIC

Raine & Horne St Albans 352 Main Rd West ST ALBANS VIC 3021

w: 03 9367 9888

# 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

4 GLENDENNING STREET ST ALBANS VIC 3021

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price	or range between	\$840,000	&	\$910,000
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$647,000	Prop	erty type		House		St Albans
Period-from	01 Apr 2023	to	31 Mar 2	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 GLENDENNING STREET ST ALBANS VIC 3021	\$840,000	12-Apr-24
37 ADELAIDE STREET ST ALBANS VIC 3021	\$854,000	27-Mar-24
2 DERSON STREET ST ALBANS VIC 3021	\$820,000	13-Apr-24

#### 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.

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29 GLENDENNING STREET ST **ALBANS VIC 3021** 

Sold Price

RS \$840,000 Sold Date 12-Apr-24

Distance 0.21km



37 ADELAIDE STREET ST ALBANS Sold Price VIC 3021

\*\* **\$854,000** Sold Date **27-Mar-24** 

Distance 0.82km



2 DERSON STREET ST ALBANS VIC Sold Price 3021

**=** 3 ₾ 1 aggregation 2

₾ 1

**=** 3

RS \$820,000 Sold Date 13-Apr-24

Distance 1.31km

RS = Recent sale UN = Undisclosed Sale

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