

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 STEVENS ROAD 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

\$520,000

&

\$572,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

St Albans

Period-from

01 Jul 2022

to

30 Jun 2023

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

| | | |
|--------------------------------------|-----------|-----------|
| 6 KUALA CLOSE ST ALBANS VIC 3021 | \$550,000 | 01-Jul-23 |
| 34 LESLIE STREET ST ALBANS VIC 3021 | \$550,000 | 27-Jun-23 |
| 36 CAMDALE PARADE ST ALBANS VIC 3021 | \$570,000 | 31-May-23 |

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: 05 July 2023



6 KUALA CLOSE ST ALBANS VIC 3021

Sold Price

^{RS} **\$550,000**

Sold Date

01-Jul-23

 3  1  2

Distance

0.87km



34 LESLIE STREET ST ALBANS VIC 3021

Sold Price

Sold Date

27-Jun-23

 3  1  2

Distance

2.31km



36 CAMDALE PARADE ST ALBANS VIC 3021

Sold Price

^{RS} **\$570,000**

Sold Date

31-May-23

 3  1  2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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