

## 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

40 NOVARA PARADE 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

\$680,000

&

\$730,000

### 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

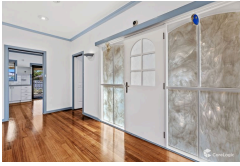
Date of sale

31 RAVENNA STREET ST ALBANS VIC 3021	\$680,000	09-Mar-23
7 HARLESTON STREET ST ALBANS VIC 3021	\$687,000	02-Mar-23
1 MANFRED AVENUE ST ALBANS VIC 3021	\$720,000	01-Mar-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: 12 July 2023



**31 RAVENNA STREET ST ALBANS  
VIC 3021**

3 1 1

Sold Price

**\$680,000**

Sold Date

**09-Mar-23**

Distance

**0.08km**



**7 HARLESTON STREET ST ALBANS  
VIC 3021**

3 2 1

Sold Price

**\$687,000**

Sold Date

**02-Mar-23**

Distance

**0.32km**



**1 MANFRED AVENUE ST ALBANS  
VIC 3021**

3 2 3

Sold Price

**\$720,000**

Sold Date

**01-Mar-23**

Distance

**0.35km**

RS = Recent sale

UN = Undisclosed Sale

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