

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

5/6-8 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2022

to

31 Jul 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

3/8 IVANHOE AVENUE ST ALBANS VIC 3021	\$440,000	01-Jul-23
3/50 DOUGLAS AVENUE ST ALBANS VIC 3021	\$445,000	03-Jul-23
1/45 GEORGE STREET ST ALBANS VIC 3021	\$445,000	06-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: 29 August 2023



**3/8 IVANHOE AVENUE ST ALBANS
VIC 3021**

2 1 2

Sold Price

^{RS} **\$440,000**

Sold Date

01-Jul-23

Distance

1.55km



**3/50 DOUGLAS AVENUE ST
ALBANS VIC 3021**

2 1 1

Sold Price

\$445,000

Sold Date

03-Jul-23

Distance

1.62km



**1/45 GEORGE STREET ST ALBANS
VIC 3021**

2 1 1

Sold Price

Sold Date

06-May-23

Distance

1.8km

RS = Recent sale

UN = Undisclosed Sale

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