

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 FULWOOD COURT 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Mar 2023

to

29 Feb 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

7 REVELL CRESCENT ST ALBANS VIC 3021	\$600,000	20-Dec-23
9 GIBBON COURT ST ALBANS VIC 3021	\$625,000	30-Oct-23
42 MOFFAT STREET ST ALBANS VIC 3021	\$650,000	14-Nov-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: 04 March 2024



**7 REVELL CRESCENT ST ALBANS
VIC 3021**

 3  1  3

Sold Price

\$600,000

Sold Date **20-Dec-23**

Distance **0.41km**



**9 GIBBON COURT ST ALBANS VIC
3021**

 3  1  1

Sold Price

\$625,000

Sold Date **30-Oct-23**

Distance **0.49km**



**42 MOFFAT STREET ST ALBANS
VIC 3021**

 3  1  2

Sold Price

\$650,000

Sold Date **14-Nov-23**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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