

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6/40-42 TOWNSEND ROAD ST ALBANS PARK VIC 3219

### 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

\$395,000

&

\$430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans Park

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

11/37 CHAPEL STREET WHITTINGTON VIC 3219	\$415,000	22-Feb-23
2/21 CHAPEL STREET WHITTINGTON VIC 3219	\$397,000	04-Nov-23
1/11-13 ROSEVIEW WAY ST ALBANS PARK VIC 3219	\$385,000	02-May-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 28 February 2024



**11/37 CHAPEL STREET  
WHITTINGTON VIC 3219**

2 1 2

Sold Price **\$415,000** Sold Date **22-Feb-23**

Distance **0.27km**



**2/21 CHAPEL STREET  
WHITTINGTON VIC 3219**

2 1 1

Sold Price **\$397,000** Sold Date **04-Nov-23**

Distance **0.39km**



**1/11-13 ROSEVIEW WAY ST  
ALBANS PARK VIC 3219**

2 1 1

Sold Price **\$385,000** Sold Date **02-May-23**

Distance **1.65km**

RS = Recent sale

UN = Undisclosed Sale

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