

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

6 WAHGUNYAH DRIVE 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

\$690,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2022

to

31 Oct 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 PENOLA CLOSE ST ALBANS VIC 3021	\$670,000	30-May-23
3 HUNTLEY COURT ST ALBANS VIC 3021	\$695,000	08-Sep-23
51 GLYNDON AVENUE ST ALBANS VIC 3021	\$737,000	16-Sep-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: 30 November 2023



6 PENOLA CLOSE ST ALBANS VIC 3021

 4  2  4

Sold Price

\$670,000

Sold Date **30-May-23**

Distance **0.36km**



3 HUNTLEY COURT ST ALBANS VIC 3021

 3  2  -

Sold Price

\$695,000

Sold Date **08-Sep-23**

Distance **0.38km**



51 GLYNDON AVENUE ST ALBANS VIC 3021

 4  2  -

Sold Price

^{RS} **\$737,000**

Sold Date **16-Sep-23**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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