

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

7 CARAWAH RETREAT 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

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$740,000

Property type

Land

Suburb

St Albans

Period-from

01 Jun 2022

to

31 May 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 MOONSTONE CIRCUIT ST ALBANS VIC 3021	\$620,000	10-Dec-22
15 AQUAMARINE COURT ST ALBANS VIC 3021	\$630,000	19-Feb-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: 27 June 2023



**3 MOONSTONE CIRCUIT ST
ALBANS VIC 3021**

3 2 1

Sold Price **\$620,000** Sold Date **10-Dec-22**

Distance **0.44km**



**15 AQUAMARINE COURT ST
ALBANS VIC 3021**

4 2 2

Sold Price **\$630,000** Sold Date **19-Feb-23**

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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