

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 SOMERTON CRESCENT 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

\$630,000

&

\$670,000

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

| | | |
|---------------------------------------|-----------|-----------|
| 32 CHARLBURY GROVE ST ALBANS VIC 3021 | \$637,500 | 14-Jul-23 |
| 24 ANDREW ROAD ST ALBANS VIC 3021 | \$675,000 | 09-Oct-23 |
| 225 TAYLORS ROAD ST ALBANS VIC 3021 | \$620,000 | 03-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: 02 November 2023



**32 CHARLBURY GROVE ST
ALBANS VIC 3021**

3 1 1

Sold Price **\$637,500** Sold Date **14-Jul-23**

Distance **0.2km**



**24 ANDREW ROAD ST ALBANS
VIC 3021**

3 1 1

Sold Price ^{RS} **\$675,000** ^{UN} Sold Date **09-Oct-23**

Distance **0.36km**



**225 TAYLORS ROAD ST ALBANS
VIC 3021**

3 2 2

Sold Price **\$620,000** Sold Date **03-Sep-23**

Distance **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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