

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

8 COBHAM STREET 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2023

to

31 Dec 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

4 SHIRLEY STREET ST ALBANS VIC 3021	\$660,000	29-Aug-23
24 ANDREW ROAD ST ALBANS VIC 3021	\$675,000	09-Oct-23
35 WEST ESPLANADE ST ALBANS VIC 3021	\$695,000	17-Aug-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 January 2024



4 SHIRLEY STREET ST ALBANS VIC 3021 Sold Price **\$660,000** Sold Date **29-Aug-23**

 3  1  2

Distance **0.24km**



24 ANDREW ROAD ST ALBANS VIC 3021 Sold Price ^{RS} **\$675,000** ^{UN} Sold Date **09-Oct-23**

 3  1  1

Distance **0.77km**



35 WEST ESPLANADE ST ALBANS VIC 3021 Sold Price **\$695,000** Sold Date **17-Aug-23**

 3  1  3

Distance **0.26km**

RS = Recent sale **UN** = Undisclosed Sale

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