

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 9 Chandos Court, St Albans Park, VIC 3219

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$490,000 & \$520,000

Median sale price

Median price \$587,500 Property type House Suburb ST ALBANS PARK
Period - From 01/03/2023 to 28/02/2024 Source core_logic

Comparable property sales

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 eighteen months.

Address of comparable property	Price	Date of sale
1 285 Boundary Road St Albans Park Vic 3219	\$480,000	2024-02-09
2 22 Filipi Drive St Albans Park Vic 3219	\$515,000	2023-09-06
3 291 Boundary Road St Albans Park	505,000	2024-01-30

This Statement of Information was prepared on: 29/02/2024

