

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

1/25 HARCOURT AVENUE 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,500

Property type

House

Suburb

St Albans

Period-from

01 May 2023

to

30 Apr 2024

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

49 CHEDGEY DRIVE ST ALBANS VIC 3021	\$492,000	23-Nov-23
36 TORINO STREET ST ALBANS VIC 3021	-	08-Feb-24

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: 14 May 2024



**49 CHEDGEY DRIVE ST ALBANS
VIC 3021**

3 1 2

Sold Price

\$492,000

Sold Date **23-Nov-23**

Distance **1.68km**



**36 TORINO STREET ST ALBANS
VIC 3021**

2 1 1

Sold Price

^{RS} - ^{UN}

Sold Date **08-Feb-24**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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