## Statement of Information Single residential property located in the Melbourne metropolitan area

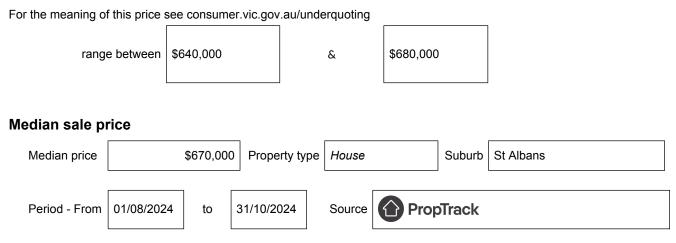
Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

26 Currunghi Court, St Albans, Vic 3021

## Indicative selling price



## 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 six 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
27 Plymouth Close, Sunshine North, VIC 3020	\$665,000	21/09/2024
51 Oleander Drive, St Albans, VIC 3021	\$670,000	08/10/2024
12 Emden Court, St Albans, VIC 3021	\$660,000	12/11/2024

OR

**B**<sup>\*</sup> The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 28/11/2024

