

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

1/55 Errington Road 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

\$515,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$679,500

Property type

House

Suburb

St Albans

Period-from

01 Feb 2021

to

31 Jan 2022

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

1/37 Carbine Way Keilor Downs VIC 3038	\$573,666	03-Jul-21
1/52 Dunkeld Avenue Sunshine North VIC 3020	\$520,000	19-Jul-18
1/28 Whitesides Avenue Sunshine West VIC 3020	\$545,000	07-Aug-21

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.~~

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1/37 Carbine Way Keilor Downs VIC 3038 Sold Price **\$573,666** Sold Date **03-Jul-21**
Distance **2.89km**

3 1 2



1/52 Dunkeld Avenue Sunshine North VIC 3020 Sold Price **\$520,000** Sold Date **19-Jul-18**
Distance **2.72km**

3 1 2



1/28 Whitesides Avenue Sunshine West VIC 3020 Sold Price **\$545,000** Sold Date **07-Aug-21**
Distance **4.92km**

3 1 2



46 Fitzgerald Road Sunshine West VIC 3020 Sold Price **\$550,000** Sold Date **29-Jun-21**
Distance **5.33km**

3 1 2



53 Kyneton Circuit Caroline Springs VIC 3023 Sold Price **\$535,000** Sold Date **08-Jun-21**
Distance **6.68km**

3 1 2

RS = Recent sale UN = Undisclosed Sale

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