

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

1/89 Clarke 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2020

to

31 Mar 2021

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

1/29 Branston Road St Albans VIC 3021	\$495,000	12-Dec-20
2/2 Branston Road St Albans VIC 3021	\$435,000	04-Jan-21
5/11-13 Millawa Avenue St Albans VIC 3021	\$496,500	27-Nov-20

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 April 2021

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1/29 Branston Road St Albans VIC 3021

Sold Price

^{RS} **\$495,000**

Sold Date

12-Dec-20

3 1 1

Distance

0.62km



2/2 Branston Road St Albans VIC 3021

Sold Price

\$435,000

Sold Date

04-Jan-21

3 1 1

Distance

0.85km



5/11-13 Millawa Avenue St Albans VIC 3021

Sold Price

\$496,500

Sold Date

27-Nov-20

3 1 1

Distance

1.17km



14A Lois Street St Albans VIC 3021

Sold Price

\$498,000

Sold Date

01-Feb-21

3 1 1

Distance

1.48km



1/61 Fox Street St Albans VIC 3021

Sold Price

^{RS} **\$485,000**

Sold Date

20-Mar-21

3 1 1

Distance

1.59km



123 Berkshire Road Sunshine North VIC 3020

Sold Price

\$535,000

Sold Date

03-Dec-20

3 1 1

Distance

2.43km

RS = Recent sale

UN = Undisclosed Sale

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1/78 Clayton Street Sunshine North VIC 3020 Sold Price **\$598,000** Sold Date **01-Mar-21**

 3  1  1

Distance **2.44km**

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

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