

## 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

29 ANDREW 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	\$790,000	&	\$860,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$694,000	Property type	House	Suburb	St Albans
Period-from	01 Jan 2022	to	31 Dec 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
33 GERTRUDE STREET ST ALBANS VIC 3021	\$800,000	25-Jul-22
2/34 VULE STREET ST ALBANS VIC 3021	\$790,000	18-Nov-22
23 WALTER STREET ST ALBANS VIC 3021	\$810,000	12-Oct-22

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: 20 January 2023



**33 GERTRUDE STREET ST ALBANS** Sold Price  
VIC 3021

4 2 2

**\$800,000** Sold Date 25-Jul-22

Distance 0.89km



**2/34 VULE STREET ST ALBANS VIC** Sold Price  
3021

6 2 3

**\$790,000** Sold Date 18-Nov-22

Distance 1.12km



**23 WALTER STREET ST ALBANS** Sold Price  
VIC 3021

4 4 2

**\$810,000** Sold Date 12-Oct-22

Distance 1.85km

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

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