

## 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

3 Joyce Close St Albans VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$670,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2021

to

31 Dec 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

18 Clarice Close St Albans VIC 3021	\$695,000	20-Oct-21
29 Gumtree Close St Albans VIC 3021	\$850,000	23-Nov-21
23 Willow Avenue St Albans VIC 3021	\$710,000	31-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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18 Clarice Close St Albans VIC 3021 Sold Price **\$695,000** Sold Date **20-Oct-21**

3 1 2

Distance **0.17km**



29 Gumtree Close St Albans VIC 3021 Sold Price <sup>RS</sup> **\$850,000** Sold Date **23-Nov-21**

3 1 2

Distance **0.81km**



23 Willow Avenue St Albans VIC 3021 Sold Price **\$710,000** Sold Date **31-Aug-21**

3 1 2

Distance **1.09km**



69 Mulhall Drive St Albans VIC 3021 Sold Price **\$725,000** Sold Date **06-Nov-21**

3 1 2

Distance **1.17km**

RS = Recent sale

UN = Undisclosed Sale

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