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	6 MONTGOMERY COURT 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	$618,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$495,000	Property type	Town - House	Suburb	St Albans
Period-from	01 Mar 2021	to	28 Feb 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
48 OAKDEN CRESCENT ST ALBANS VIC 3021	$595,000	03-Dec-21
24 GRATZ STREET ST ALBANS VIC 3021	$600,000	24-Sep-21
54 OAKDEN CRESCENT ST ALBANS VIC 3021	$625,000	16-Nov-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.~~

This Statement of Information was prepared on: 28 March 2022

CONSUMER AFFAIRS VICTORIA