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	19 Errington Road, St Albans Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price $640,000

Median sale price

Median price $670,000 Property Type House Suburb St Albans

Period - From 01/04/2024 to 30/06/2024 Source REIV

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 six 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	1 Toora Ct ST ALBANS 3021	$627,500	05/09/2024
2	73 Leonard Av ST ALBANS 3021	$630,000	29/08/2024
3	18 Kodre St ST ALBANS 3021	$646,000	09/08/2024

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 six months.~~

This Statement of Information was prepared on: 16/09/2024 09:43

19 Errington Road, St Albans Vic 3021

Alicia Vavassori
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3 1 2

Property Type: House

Agent Comments

3 bedroom home on a generous sized block.

Indicative Selling Price
$640,000
Median House Price
June quarter 2024: $670,000

Comparable Properties



1 Toora Ct ST ALBANS 3021 (REI)

3 1 2

Price: $627,500
Method: Private Sale
Date: 05/09/2024
Property Type: House
Land Size: 649 sqm approx

Agent Comments

Original home on similar sized block



73 Leonard Av ST ALBANS 3021 (REI)

3 1 2

Price: $630,000
Method: Private Sale
Date: 29/08/2024
Property Type: House
Land Size: 649 sqm approx

Agent Comments

Original home on similar sized block



18 Kodre St ST ALBANS 3021 (REI)

3 1 4

Price: $646,000
Method: Private Sale
Date: 09/08/2024
Property Type: House
Land Size: 586 sqm approx

Agent Comments

Original home, slightly better condition. Slightly smaller block.

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