

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 GLENDENNING STREET 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

\$980,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,525

Property type

House

Suburb

St Albans

Period-from

01 Dec 2020

to

30 Nov 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

10 ALEXINA STREET ST ALBANS VIC 3021	\$1,015,000	03-Aug-21
30 COLLINS STREET ST ALBANS VIC 3021	\$1,000,000	20-Nov-21
2 WALMER AVENUE ST ALBANS VIC 3021	\$1,182,000	02-Oct-21

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 14 December 2021


**10 ALEXINA STREET ST ALBANS
VIC 3021**
 3  2  2

Sold Price

\$1,015,000

Sold Date

03-Aug-21

Distance

0.79km

**30 COLLINS STREET ST ALBANS
VIC 3021**
 3  1  1

Sold Price

^{RS} **\$1,000,000**

Sold Date

20-Nov-21

Distance

0.79km

**2 WALMER AVENUE ST ALBANS
VIC 3021**
 3  1  1

Sold Price

\$1,182,000

Sold Date

02-Oct-21

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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