

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Property offered for sale

Address
Including suburb or
locality and postcode

13 Pinder Court, St Albans Park

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 \$520,000 & \$570,000

Median sale price

Median price \$633,750 Property type Residential house Suburb St Albans Park

Period - From April 2022 to March 2023 Source Realestate.com.au

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.

1.	281 Boundary Road, St Albans Park	\$523,000	14 Feb 2023
2.	15 Westmoreland Street, St Albans Park	\$560,000	20 Dec 2022
3.	277 Boundary Road, St Albans Park	\$525,000	26 Jan 2023

This Statement of Information was prepared on: 04/04/2023