

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 WARANGA CRESCENT 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

\$655,000

&

\$665,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$675,500

Property type

House

Suburb

St Albans

Period-from

01 May 2022

to

30 Apr 2023

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

Address of comparable property	Price	Date of sale
6 SYLEHAM STREET ST ALBANS VIC 3021	\$655,000	17-Mar-23

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: 24 May 2023



**6 SYLEHAM STREET ST ALBANS
VIC 3021**

 3  1  2

Sold Price

^{RS}

\$655,000

Sold Date

17-Mar-23

Distance

1.66km

RS = Recent sale

UN = Undisclosed Sale

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