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	81 Vincent Avenue, St Albans, Vic 3021

Indicative selling price

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

range between $750,000 & $790,000

Median sale price

Median price $670,000 Property type *House* Suburb St Albans

Period - From 01/02/2024 to 30/04/2024 Source PropTrack

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
70 Collins Street, St Albans, VIC 3021	$760,000	25/03/2024
194 Main Road East, St Albans, VIC 3021	$755,000	13/12/2023
23 Driscolls Road, Kealba, VIC 3021	$770,000	20/12/2023

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: 06/05/2024