



CRANE[™]
REALESTATE

STATEMENT OF INFORMATION

85B THEODORE STREET, ST ALBANS, VIC 3021

PREPARED BY CRANE REAL ESTATE, 1/2-8 LAKE ST CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



85B THEODORE STREET, ST ALBANS, VIC  2  2  1

Indicative Selling Price

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

Price Range: **\$470,000 to \$510,000**

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (Unit)

01 October 2023 to 30 September 2024

Provided by: 

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale.



2/4 GRACEBURN GR, ST ALBANS, VIC 3021  2  2  1

Sale Price

\$510,000

Sale Date: 12/10/2022

Distance from Property: 341m



1/95 POWER ST, ST ALBANS, VIC 3021  4  2  1

Sale Price

\$610,000

Sale Date: 02/03/2022

Distance from Property: 190m



7/14 PACKARD ST, KEILOR DOWNS, VIC 3038  3  3  2

Sale Price

\$600,000

Sale Date: 02/10/2021

Distance from Property: 579m



This report has been compiled on 10/10/2024 by Crane Real Estate. Property Data Solutions Pty Ltd 2024 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

85B THEODORE STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range: \$470,000 to \$510,000

Median sale price

Median price

Property type

Suburb

Period

Source

House

ST ALBANS

01 October 2023 to 30 September 2024

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agents 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
2/4 GRACEBURN GR, ST ALBANS, VIC 3021	\$510,000	12/10/2022
1/95 POWER ST, ST ALBANS, VIC 3021	\$610,000	02/03/2022
7/14 PACKARD ST, KEILOR DOWNS, VIC 3038	\$600,000	02/10/2021

This Statement of Information was prepared on: 10/10/2024