

# STATEMENT OF INFORMATION

78 HOMESTEAD DRIVE, ST ALBANS PARK, VIC 3219

PREPARED BY TIFFANY SIMPSON, HAYESWINCKLE, PHONE: 0417149049



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



### 78 HOMESTEAD DRIVE, ST ALBANS

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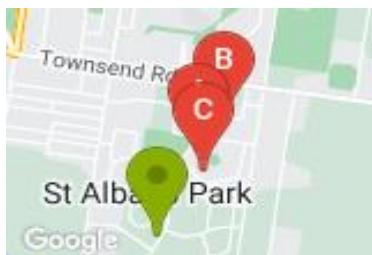
#### Indicative Selling Price

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

Price Range: **\$629,000 to \$689,000**

Provided by: Tiffany Simpson, Hayeswinckle

## MEDIAN SALE PRICE



### ST ALBANS PARK, VIC, 3219

#### Suburb Median Sale Price (House)

**\$650,000**

01 January 2022 to 31 March 2022

Provided by: pricefinder

## COMPARABLE PROPERTIES

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.



### 5 OTTOMAN CRT, ST ALBANS PARK, VIC 3219

3 
 2 
 2

#### Sale Price

**\*\$691,000**

Sale Date: 08/04/2022

Distance from Property: 650m



### 16 EAST END CRES, ST ALBANS PARK, VIC

2 
 2 
 3

#### Sale Price

**\$688,000**

Sale Date: 24/01/2022

Distance from Property: 936m



### 16 OTTOMAN CRT, ST ALBANS PARK, VIC 3219

3 
 1 
 2

#### Sale Price

**\$650,000**

Sale Date: 22/02/2022

Distance from Property: 552m



This report has been compiled on 13/06/2022 by Hayeswinckle. Property Data Solutions Pty Ltd 2022 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act

**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

### Property offered for sale

Address  
Including suburb and  
postcode

78 HOMESTEAD DRIVE, ST ALBANS PARK, VIC 3219

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range:

\$629,000 to \$689,000

### Median sale price

Median price

\$650,000

Property type

House

Suburb

ST ALBANS PARK

Period

01 January 2022 to 31 March 2022

Source

pricfinder

### Comparable property sales

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

5 OTTOMAN CRT, ST ALBANS PARK, VIC 3219	*\$691,000	08/04/2022
16 EAST END CRES, ST ALBANS PARK, VIC 3219	\$688,000	24/01/2022
16 OTTOMAN CRT, ST ALBANS PARK, VIC 3219	\$650,000	22/02/2022

This Statement of Information was prepared on:

13/06/2022