

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

36 CORNHILL STREET 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

\$670,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$613,000

Property type

House

Suburb

St Albans

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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.

Address of comparable property

Price

Date of sale

21 MARSDEN CRESCENT ST ALBANS VIC 3021	\$810,000	28-Jan-21
7 MARSDEN CRESCENT ST ALBANS VIC 3021	\$845,000	23-Mar-21
32 CORNHILL STREET ST ALBANS VIC 3021	\$580,000	17-Dec-20

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 06 April 2021



**21 MARSDEN CRESCENT ST
 ALBANS VIC 3021**

2 1 1

Sold Price ^{RS} **\$810,000** Sold Date **28-Jan-21**

Distance **0.5km**



**7 MARSDEN CRESCENT ST
 ALBANS VIC 3021**

3 1 1

Sold Price ^{RS} **\$845,000** Sold Date **23-Mar-21**

Distance **0.4km**



**32 CORNHILL STREET ST ALBANS
 VIC 3021**

3 1 2

Sold Price **\$580,000** Sold Date **17-Dec-20**

Distance **0.1km**

RS = Recent sale UN = Undisclosed Sale

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