

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

7 CHEDGEY DRIVE 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

\$700,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$657,000

Property type

House

Suburb

St Albans

Period-from

01 May 2024

to

30 Apr 2025

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

3 LANTANA COURT ST ALBANS VIC 3021	\$717,000	05-Dec-24
10 KINGSLEY STREET ST ALBANS VIC 3021	\$720,000	05-May-25
9 BROWNE AVENUE ST ALBANS VIC 3021	\$740,000	23-Nov-24

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.~~

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3 LANTANA COURT ST ALBANS VIC 3021

 3  1  1

Sold Price **\$717,000** Sold Date **05-Dec-24**

Distance **0.31km**



10 KINGSLEY STREET ST ALBANS VIC 3021

 3  1  2

Sold Price ^{RS} **\$720,000** Sold Date **05-May-25**

Distance **0.67km**



9 BROWNE AVENUE ST ALBANS VIC 3021

 3  1  1

Sold Price **\$740,000** Sold Date **23-Nov-24**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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