

## 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

32 LIMA STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$675,000

Property type

House

Suburb

St Albans

Period-from

01 Jun 2022

to

31 May 2023

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

|                                   |           |           |
|-----------------------------------|-----------|-----------|
| 19 LIMA STREET ST ALBANS VIC 3021 | \$810,000 | 27-Mar-23 |
| 5 GRAY COURT ST ALBANS VIC 3021   | \$870,000 | 04-Mar-23 |
| 19 PEMBREY ROAD CAIRNLEA VIC 3023 | \$828,000 | 30-May-23 |

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.~~

This Statement of Information was prepared on: 27 June 2023



**19 LIMA STREET ST ALBANS VIC 3021**

 4
  1
  2

Sold Price

**\$810,000**

Sold Date

**27-Mar-23**

Distance

**0.08km**



**5 GRAY COURT ST ALBANS VIC 3021**

 4
  2
  2

Sold Price

**\$870,000**

Sold Date

**04-Mar-23**

Distance

**0.76km**



**19 PEMBREY ROAD CAIRNLEA VIC 3023**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$828,000**

Sold Date

**30-May-23**

Distance

**1.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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