

#### STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# 152 POWER STREET, ST ALBANS, VIC







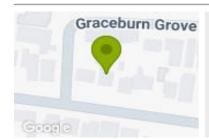
**Indicative Selling Price** 

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

**Single Price:** \$850,000

Provided by: Bailey Chircop, Ray White Caroline Springs

#### **MEDIAN SALE PRICE**



ST ALBANS, VIC, 3021

**Suburb Median Sale Price (House)** 

\$650,000

01 July 2023 to 30 June 2024

Provided by: **pricefinder** 

## **COMPARABLE PROPERTIES**

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 six months.

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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		152 POWER STREET, ST ALBANS, VIC 3021					
Indicative selling price							
For the meaning of this price see consumer.vic.gov.au/underquoting							
Single Price:		\$850,000					
Median sale p	rice						
Median price \$	n price \$650,000		Property type	House	Suburb	ST ALBANS	
Period	01 July 2023 to 30 June 2024			Source	р	pricefinder	

### Comparable property sales

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 six months.

This Statement of Information was prepared on:

14/09/2024

