



# STATEMENT OF INFORMATION

2/315-317 BOUNDARY ROAD, ST ALBANS PARK, VIC-3219

PREPARED BY LUKE BENNETT REAL ESTATE PTY LTD



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**2/315-317 BOUNDARY ROAD, ST ALBANS**  2  1  1

### Indicative Selling Price

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

Price Range: **\$359,000 to \$389,000**

## MEDIAN SALE PRICE



**ST ALBANS PARK, VIC, 3219**

Suburb Median Sale Price (Unit)

**\$385,000**

01 January 2023 to 31 December 2023

Provided by:  pricefinder

## COMPARABLE PROPERTIES

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.



**5/3-5 GOVETT CRES, ST ALBANS PARK, VIC**  2  1  1

Sale Price

**\$385,000**

Sale Date: 22/12/2023

Distance from Property: 720m



**3/30-32 ENFIELD DR, ST ALBANS PARK, VIC**  2  1  1

Sale Price

**\$385,000**

Sale Date: 04/11/2023

Distance from Property: 1.5km



This report has been compiled on 05/02/2024 by Luke Bennett Real Estate Pty Ltd. Property Data Solutions Pty Ltd 2024 - [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 1980

**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 the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located outside the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at [services.land.vic.gov.au/landchannel/content/addressSearch](https://services.land.vic.gov.au/landchannel/content/addressSearch) before being entered in this Statement of Information.

### Property offered for sale

Address  
Including suburb and  
postcode

2/315-317 BOUNDARY ROAD, ST ALBANS PARK, VIC 3219

### Indicative selling price

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

Price Range: \$359,000 to \$389,000


### Median sale price

Median price: \$385,000

Property type: Unit

Suburb: ST ALBANS PARK

Period: 01 January 2023 to 31 December 2023

Source: 

### Comparable property sales

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.

| Address of comparable property               | Price     | Date of sale |
|--|-----------|--------------|
| 5/3-5 GOVETT CRES, ST ALBANS PARK, VIC 3219  | \$385,000 | 22/12/2023   |
| 3/30-32 ENFIELD DR, ST ALBANS PARK, VIC 3219 | \$385,000 | 04/11/2023   |

This Statement of Information was prepared on: 05/02/2024