

## 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 2/53 Shirley Street, St Albans Vic 3021

#### Indicative selling price

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

Single price \$309,000

#### Median sale price

Median price \$469,000 House  Unit ☒ Suburb St Albans  
Period - From 01/10/2017 to 30/09/2018 Source REIV

#### 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 six 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
1	4/7 Theodore St ST ALBANS 3021	\$320,000	17/09/2018
2	6/18-20 Marsden Cr ST ALBANS 3021	\$320,000	10/08/2018
3	1/82 Fox St ST ALBANS 3021	\$302,000	03/08/2018

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 six months.



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**Rooms:**  
**Property Type:** Unit  
**Land Size:** 300 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$309,000

**Median Unit Price**  
Year ending September 2018: \$469,000

## Comparable Properties



**4/7 Theodore St ST ALBANS 3021 (VG)**

**Agent Comments**

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**Price:** \$320,000  
**Method:** Sale  
**Date:** 17/09/2018  
**Rooms:** -  
**Property Type:** Unit



**6/18-20 Marsden Cr ST ALBANS 3021 (REI)**

**Agent Comments**

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**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 10/08/2018  
**Rooms:** 4  
**Property Type:** Unit/Flat (Res)



**1/82 Fox St ST ALBANS 3021 (REI/VG)**

**Agent Comments**

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**Price:** \$302,000  
**Method:** Sold Before Auction  
**Date:** 03/08/2018  
**Rooms:** -  
**Property Type:** Unit