

STATEMENT OF INFORMATION

1-5/24 CONRAD STREET, ST ALBANS, VIC 3021

PREPARED BY HOMES GROUP ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



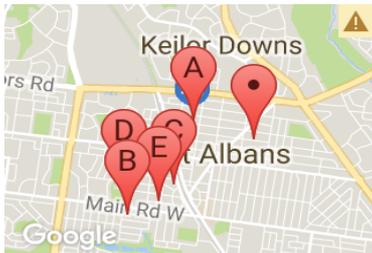
1-5/24 CONRAD STREET, ST ALBANS, VIC 10 5 5

Indicative Selling Price

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

Price Range: **\$1,375,000 to \$1,500,000**

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (Unit)

\$340,000

01 July 2017 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



2/82 FOX ST, ST ALBANS, VIC 3021

2 1 1

Sale Price

\$315,000

Sale Date: 04/05/2017

Distance from Property: 829m



6/31 KODRE ST, ST ALBANS, VIC 3021

2 1 1

Sale Price

***\$345,000**

Sale Date: 16/08/2017

Distance from Property: 2km



8/37 WEST ESP, ST ALBANS, VIC 3021

2 1 1

Sale Price

***\$322,000**

Sale Date: 19/07/2017

Distance from Property: 1.2km



This report has been compiled on 18/10/2017 by Homes Group Estate Agents. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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4/41 JAMES ST, ST ALBANS, VIC 3021

 2  1  2

Sale Price

***\$325,000**

Sale Date: 19/07/2017

Distance from Property: 1.8km



2/12 ELIZABETH ST, ST ALBANS, VIC 3021

 2  1  1

Sale Price

\$322,000

Sale Date: 04/07/2017

Distance from Property: 1.5km



Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1-5/24 CONRAD STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range: \$1,375,000 to \$1,500,000

Median sale price

Median price \$340,000

House

Unit

X

Suburb

ST ALBANS

Period 01 July 2017 to 30 September 2017

Source

 pricefinder

Comparable property sales

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
2/82 FOX ST, ST ALBANS, VIC 3021	\$315,000	04/05/2017
6/31 KODRE ST, ST ALBANS, VIC 3021	*\$345,000	16/08/2017
8/37 WEST ESP, ST ALBANS, VIC 3021	*\$322,000	19/07/2017
4/41 JAMES ST, ST ALBANS, VIC 3021	*\$325,000	19/07/2017

2/12 ELIZABETH ST, ST ALBANS, VIC 3021	\$322,000	04/07/2017
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