

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 27 Chelmsford Crescent, St Albans Vic 3021

Indicative selling price

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

Single price \$630,000

Median sale price

Median price \$669,000 House X Unit Suburb St Albans

Period - From 01/10/2017 to 31/12/2017 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 15 Grantham Pde ST ALBANS 3021	\$627,000	05/11/2017
2 9 Swansea Pde ST ALBANS 3021	\$615,000	17/02/2018
3 58 Branston Rd ST ALBANS 3021	\$598,000	13/12/2017

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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Indicative Selling Price
\$630,000

Median House Price
December quarter 2017: \$669,000



 3  - 

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



15 Grantham Pde ST ALBANS 3021 (REI/VG) **Agent Comments**

 4  -  -

Price: \$627,000

Method: Private Sale

Date: 05/11/2017

Rooms: 6

Property Type: House (Res)

Land Size: 542 sqm approx

9 Swansea Pde ST ALBANS 3021 (REI) **Agent Comments**

 3  1  2

Price: \$615,000

Method: Auction Sale

Date: 17/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 533 sqm approx

58 Branston Rd ST ALBANS 3021 (VG) **Agent Comments**

 3  -  -

Price: \$598,000

Method: Sale

Date: 13/12/2017

Rooms: -

Property Type: House (Res)

Land Size: 534 sqm approx