

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

16 Clarice Close, St Albans Vic 3021

Indicative selling price

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

Single price \$695,000

Median sale price

Median price \$631,750

House

X

Unit

Suburb

St Albans

Period - From 01/07/2017

to

30/09/2017

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 | 261 Main Rd ST ALBANS 3021 | \$675,000 | 30/07/2017 |
| 2 | 74 Oleander Dr ST ALBANS 3021 | \$669,000 | 14/10/2017 |
| 3 | 39 Stradbroke Dr ST ALBANS 3021 | \$660,000 | 19/08/2017 |

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
\$695,000

Median House Price
September quarter 2017: \$631,750



 3  - 

Rooms:
Property Type: House (Res)
Land Size: 532 sqm approx
Agent Comments

Comparable Properties

261 Main Rd ST ALBANS 3021 (VG)

Agent Comments

 3  - 

Price: \$675,000
Method: Sale
Date: 30/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 582 sqm approx



74 Oleander Dr ST ALBANS 3021 (REI/VG)

Agent Comments

 3  1  2

Price: \$669,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 534 sqm approx



39 Stradbroke Dr ST ALBANS 3021 (REI)

Agent Comments

 3  1  -

Price: \$660,000
Method: Auction Sale
Date: 19/08/2017
Rooms: -
Property Type: House