

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

1/32 George Street, St Albans Vic 3021

Indicative selling price

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

Range between

\$540,000

&

\$590,000

Median sale price

Median price

\$455,000

House

Unit

X

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	2/12 Glendenning St ST ALBANS 3021	\$598,000	11/11/2017
2	2/40 Harmon Av ST ALBANS 3021	\$570,000	23/09/2017
3	2/12 Kate St ST ALBANS 3021	\$547,500	01/07/2017

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.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median Unit Price
September quarter 2017: \$455,000

Comparable Properties



2/12 Glendenning St ST ALBANS 3021 (REI)

Agent Comments



Price: \$598,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 4
Property Type: Unit
Land Size: 250 sqm approx



2/40 Harmon Av ST ALBANS 3021 (REI)

Agent Comments



Price: \$570,000
Method: Auction Sale
Date: 23/09/2017
Rooms: 4
Property Type: Unit
Land Size: 373 sqm approx



2/12 Kate St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$547,500
Method: Private Sale
Date: 01/07/2017
Rooms: 5
Property Type: Unit
Land Size: 250 sqm approx