

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	1/32 George Street, St Albans Vic 3021
Including suburb and	
postcode	

Indicative selling price

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

Range between \$540,000	&	\$590,000
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Median sale price

Median price	\$455,000	Hou	se	Unit	Х	Subur	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.

Add	dress 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

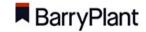
OR

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.





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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)

Price: \$598,000 Method: Auction Sale Date: 11/11/2017 Rooms: 4

Property Type: Unit

Land Size: 250 sqm approx

Agent Comments



2/40 Harmon Av ST ALBANS 3021 (REI)

3





Price: \$570,000 Method: Auction Sale Date: 23/09/2017 Rooms: 4

Property Type: Unit Land Size: 373 sqm approx Agent Comments



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



Price: \$547,500 Method: Private Sale Date: 01/07/2017 Rooms: 5

Property Type: Unit

Land Size: 250 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228





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