

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 Washington Street, St Albans Vic 3021

Indicative selling price

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

Single Price \$750,000

Median sale price

Median price \$650,750

Property Type House

Suburb St Albans

Period - From 01/07/2020

to 30/06/2021

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	53 Newcombe Dr ST ALBANS 3021	\$600,000	23/06/2021
2	7 Hook St ST ALBANS 3021	\$580,000	21/05/2021
3	1a Oakwood Rd ALBANVALE 3021	\$495,000	16/03/2021

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.~~

This Statement of Information was prepared on:

30/09/2021 12:48

27 Washington Street, St Albans Vic 3021



Property Type:
Agent Comments

Indicative Selling Price
\$750,000
Median House Price
Year ending June 2021: \$650,750

Comparable Properties

53 Newcombe Dr ST ALBANS 3021 (VG)

Agent Comments



Price: \$600,000
Method: Sale
Date: 23/06/2021
Property Type: Land
Land Size: 612 sqm approx



7 Hook St ST ALBANS 3021 (VG)

Agent Comments



Price: \$580,000
Method: Sale
Date: 21/05/2021
Property Type: House (Res)
Land Size: 585 sqm approx



1a Oakwood Rd ALBANVALE 3021 (REI/VG)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 16/03/2021
Property Type: Land
Land Size: 600 sqm approx

Account - Burnham | P: 03 9687 1344 | F: 03 9687 2044



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