

## 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 36 Avondale Avenue, St Albans Vic 3021

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$675,000

#### Median sale price

Median price \$669,440 House X Unit Suburb St Albans  
Period - From 01/01/2018 to 31/03/2018 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	166 Main Rd.E ST ALBANS 3021	\$675,000	02/12/2017
2	37 Arthur St ST ALBANS 3021	\$670,000	11/12/2017
3	62 Mcarthur Av ST ALBANS 3021	\$660,000	09/01/2018

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**  
\$675,000  
**Median House Price**  
March quarter 2018: \$669,440

## Comparable Properties



**166 Main Rd.E ST ALBANS 3021 (REI)**

**Agent Comments**



**Price:** \$675,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



**37 Arthur St ST ALBANS 3021 (REI/VG)**

**Agent Comments**



**Price:** \$670,000  
**Method:** Private Sale  
**Date:** 11/12/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 696 sqm approx



**62 McArthur Av ST ALBANS 3021 (VG)**

**Agent Comments**



**Price:** \$660,000  
**Method:** Sale  
**Date:** 09/01/2018  
**Rooms:** -  
**Property Type:** Development Site (Res)  
**Land Size:** 715 sqm approx