

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1/72 FOX STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Single Price / Range

\$625,000

Median sale price

Median price

\$1,320,000

TOWN
House



Unit



Suburb

ST ALBANS

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
1/31 LESLIE ST, ST ALBANS, VIC 3021	\$500,000	03/01/2017
1/71 OBERON AVE, ST ALBANS, VIC 3021	*\$502,000	10/01/2017
88 BIGGS ST, ST ALBANS, VIC 3021	*\$550,000	27/04/2017

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Single Price / Range \$550,000

Median sale price

Median price \$1,320,000 TOWN House ☒ Unit ☐ Suburb ST ALBANS

Period 01 April 2016 to 31 March 2017 Source 

Comparable property sales

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Address of comparable property	Price	Date of sale
76 POWER ST, ST ALBANS, VIC 3021	\$426,000	08/12/2016
71 OBERON AVE, ST ALBANS, VIC 3021	\$502,000	20/12/2016
1/31 LESLIE ST, ST ALBANS, VIC 3021	\$500,000	03/01/2017

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Address
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3/72 FOX STREET, ST ALBANS, VIC 3021

Indicative selling price

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Single Price / Range

500,000

Median sale price

Median price

\$1,320,000

House

Unit



Suburb

ST ALBANS

Period

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