

#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	45 Harcourt Avenue, 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	\$700,000	&	\$750,000
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#### Median sale price

Median price	\$631,750	Hou	ise X	Unit		Suburb	St Albans
Period - From	01/07/2017	to	30/09/2017		Source	REIV	

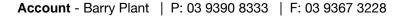
#### Comparable property sales (\*Delete A or B below as applicable)

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 26 Walmer Av ST ALBANS 3021 \$774,000 29/04/2017 2 2 Stewart CI KEALBA 3021 \$750,000 01/09/2017 3 6 Walter St ST ALBANS 3021 \$700,000 26/06/2017

#### OR

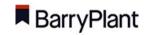
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms:

Property Type: Land Land Size: 650 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$700,000 - \$750,000 **Median House Price** September quarter 2017: \$631,750

### Comparable Properties



26 Walmer Av ST ALBANS 3021 (REI)



Price: \$774,000 Method: Auction Sale Date: 29/04/2017 Rooms: 5

Property Type: House (Res)

**Agent Comments** 



2 Stewart CI KEALBA 3021 (REI)

**--**4





Price: \$750,000

Method: Sold Before Auction

Date: 01/09/2017 Rooms: 9

Property Type: House (Res) Land Size: 647 sqm approx

Agent Comments

6 Walter St ST ALBANS 3021 (VG)





Price: \$700,000 Method: Sale Date: 26/06/2017

Rooms: -

Property Type: House (Res) Land Size: 679 sqm approx

Agent Comments

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





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