

## 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

45 Harcourt 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)

Range between \$700,000

&

\$750,000

#### Median sale price

Median price \$631,750

House

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.~~



**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)**

**Agent Comments**



**Price:** \$774,000  
**Method:** Auction Sale  
**Date:** 29/04/2017  
**Rooms:** 5  
**Property Type:** House (Res)



**2 Stewart Ct KEALBA 3021 (REI)**

**Agent Comments**



**Price:** \$750,000  
**Method:** Sold Before Auction  
**Date:** 01/09/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 647 sqm approx

**6 Walter St ST ALBANS 3021 (VG)**

**Agent Comments**



**Price:** \$700,000  
**Method:** Sale  
**Date:** 26/06/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 679 sqm approx