

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

13 Manfred Avenue, St Albans Vic 3021

Indicative selling price

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

Range between \$600,000

&

\$620,000

Median sale price

Median price \$669,000

House

X

Unit

Suburb St Albans

Period - From 01/10/2017

to

31/12/2017

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	5 Hibiscus Av ST ALBANS 3021	\$630,000	06/03/2018
2	29 Butler St ST ALBANS 3021	\$620,000	24/03/2018
3	1 Leyton Ct ST ALBANS 3021	\$615,000	22/03/2018

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: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$600,000 - \$620,000

Median House Price

December quarter 2017: \$669,000

Comparable Properties

5 Hibiscus Av ST ALBANS 3021 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 06/03/2018

Rooms: -

Property Type: House (Res)



29 Butler St ST ALBANS 3021 (REI)

Agent Comments



Price: \$620,000

Method: Auction Sale

Date: 24/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 630 sqm approx

1 Leyton Ct ST ALBANS 3021 (REI)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 22/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 580 sqm approx