

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

31a Kiparra Close, St Albans Vic 3021

Indicative selling price

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

Range between \$540,000

&

\$560,000

Median sale price

Median price \$600,000

House

X

Unit

Suburb St Albans

Period - From 01/07/2016

to

30/06/2017

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	2/24 Bailey St ST ALBANS 3021	\$590,000	19/08/2017
2	34 Clarke Av ST ALBANS 3021	\$550,000	03/05/2017
3	3/69 Vincent Av ST ALBANS 3021	\$479,000	10/08/2017

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:
Agent Comments

Indicative Selling Price
\$540,000 - \$560,000
Median House Price
Year ending June 2017: \$600,000

Comparable Properties



2/24 Bailey St ST ALBANS 3021 (REI)

Agent Comments



Price: \$590,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 269 sqm approx



34 Clarke Av ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$550,000
Method: Sold Before Auction
Date: 03/05/2017
Rooms: -
Property Type: House
Land Size: 243 sqm approx



3/69 Vincent Av ST ALBANS 3021 (REI)

Agent Comments



Price: \$479,000
Method: Private Sale
Date: 10/08/2017
Rooms: 6
Property Type: Townhouse (Single)