

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

62 Mcarthur Avenue, St Albans Vic 3021

Indicative selling price

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

Single price

\$699,000

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	52 McArthur Av ST ALBANS 3021	\$715,000	14/11/2017
2	179 William St ST ALBANS 3021	\$703,000	19/08/2017
3	71 Millawa Av ST ALBANS 3021	\$690,000	01/08/2017

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.~~



Rooms:
Property Type: House (Res)
Land Size: 715 sqm approx
Agent Comments

Comparable Properties



52 McArthur Av ST ALBANS 3021 (REI)

Agent Comments



Price: \$715,000
Method: Private Sale
Date: 14/11/2017
Rooms: 7
Property Type: House
Land Size: 720 sqm approx



179 William St ST ALBANS 3021 (REI)

Agent Comments



Price: \$703,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 796 sqm approx



71 Millawa Av ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$690,000
Method: Sold Before Auction
Date: 01/08/2017
Rooms: 3
Property Type: House (Res)
Land Size: 699 sqm approx