

## 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

2/2 John Street, 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 \$290,000

&

\$315,000

#### Median sale price

Median price \$460,000

House

Unit

X

Suburb

St Albans

Period - From 01/07/2017

to

30/06/2018

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	6/19 St Albans Rd ST ALBANS 3021	\$315,000	05/02/2018
2	1/128 East Esplanade ST ALBANS 3021	\$290,000	30/01/2018
3	3/17 St Albans Rd ST ALBANS 3021	\$276,000	02/02/2018

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.



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**Rooms:**  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**  
\$290,000 - \$315,000  
**Median Unit Price**  
Year ending June 2018: \$460,000

## Comparable Properties



6/19 St Albans Rd ST ALBANS 3021 (VG)

**Agent Comments**

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**Price:** \$315,000  
**Method:** Sale  
**Date:** 05/02/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

1/128 East Esplanade ST ALBANS 3021 (VG)

**Agent Comments**

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**Price:** \$290,000  
**Method:** Sale  
**Date:** 30/01/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



3/17 St Albans Rd ST ALBANS 3021 (VG)

**Agent Comments**

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**Price:** \$276,000  
**Method:** Sale  
**Date:** 02/02/2018  
**Rooms:** -  
**Property Type:** Strata Unit/Flat