



**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$480,000 - \$528,000  
**Median Unit Price**  
Year ending March 2017: \$362,500

There were no brand new 2 bedroom townhouses found so i have used 3 x brand new 3 bedroom townhouses. The property for sale is a 2 bedroom therefore our indicative selling price is \$480,000 - \$520,000.

## Comparable Properties

### 3/88 Biggs St ST ALBANS 3021 (REI)

Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 27/04/2017  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 250 sqm

### 1/88 Biggs St ST ALBANS 3021 (REI)

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 05/04/2017  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 250 sqm

### 1/71 Oberon Av ST ALBANS 3021 (VG)

Agent Comments



3bed, 2 bath, 1 garage

**Price:** \$502,000  
**Method:** Sale  
**Date:** 20/12/2016  
**Rooms:** -  
**Property Type:** Strata Unit/Flat

## 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

2/88 Biggs 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 \$480,000

&

\$528,000

#### Median sale price

Median price \$362,500

Unit X

Suburb St Albans

Period - From 01/04/2016

to

31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/88 Biggs St ST ALBANS 3021	\$550,000	27/04/2017
1/88 Biggs St ST ALBANS 3021	\$540,000	05/04/2017
1/71 Oberon Av ST ALBANS 3021	\$502,000	20/12/2016