

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



29 CARBINE DRIVE, ST ALBANS PARK,

3 2 4

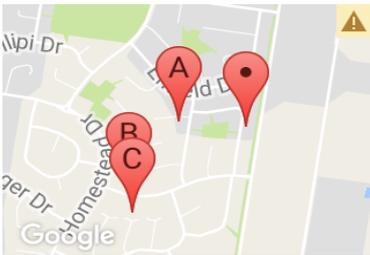
Indicative Selling Price

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

Price Range: \$359,000 to \$379,000

Provided by: matthewroberts, Hocking Stuart Geelong

MEDIAN SALE PRICE



ST ALBANS PARK, VIC, 3219

Suburb Median Sale Price (House)

\$359,000

01 January 2017 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



3 GANDROSS PL, ST ALBANS PARK, VIC 3219

3 1 2

Sale Price

\$350,000

Sale Date: 09/03/2017

Distance from Property: 219m



37 NEWHAVEN AVE, ST ALBANS PARK, VIC

3 2 2

Sale Price

\$390,000

Sale Date: 17/02/2017

Distance from Property: 434m



9 NIVEK CRT, ST ALBANS PARK, VIC 3219

3 1 -

Sale Price

***\$317,500**

Sale Date: 09/01/2017

Distance from Property: 478m



This report has been compiled on 21/06/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

29 CARBINE DRIVE, ST ALBANS PARK, VIC 3219

Indicative selling price

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

Price Range: \$359,000 to \$379,000

Median sale price

Median price \$359,000

House

Unit

Suburb

ST ALBANS PARK

Period 01 January 2017 to 31 March 2017

Source

 pricfinder

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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 GANDROSS PL, ST ALBANS PARK, VIC 3219	\$350,000	09/03/2017
37 NEWHAVEN AVE, ST ALBANS PARK, VIC 3219	\$390,000	17/02/2017
9 NIVEK CRT, ST ALBANS PARK, VIC 3219	*\$317,500	09/01/2017