

## 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

10 Eddie 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 \$550,000

&

\$600,000

#### 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	49 Arthur St ST ALBANS 3021	\$595,000	28/04/2017
2	1 Grace St ST ALBANS 3021	\$585,000	14/10/2017
3	30 Thorndon Dr ST ALBANS 3021	\$549,500	23/09/2017

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.~~

Alan Au  
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**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 585 sqm approx

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median House Price**

Year ending June 2017: \$600,000

## Comparable Properties



**49 Arthur St ST ALBANS 3021 (REI/VG)**

Agent Comments



**Price:** \$595,000

**Method:** Private Sale

**Date:** 28/04/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 536 sqm approx



**1 Grace St ST ALBANS 3021 (REI)**

Agent Comments



**Price:** \$585,000

**Method:** Auction Sale

**Date:** 14/10/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 583 sqm approx

**30 Thorndon Dr ST ALBANS 3021 (REI)**

Agent Comments



**Price:** \$549,500

**Method:** Auction Sale

**Date:** 23/09/2017

**Rooms:** -

**Property Type:** House

**Land Size:** 545 sqm approx