

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

5 Yan Yean Place, St Albans Vic 3021

Indicative selling price

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

Range between \$630,000 & \$660,000

Median sale price

Median price \$650,000 House X Unit 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	8 Maroondah Ct ST ALBANS 3021	\$650,000	15/05/2018
2	6 Jeffrey CI ST ALBANS 3021	\$638,000	14/06/2018
3	115 Denton Av ST ALBANS 3021	\$630,000	22/05/2018

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.



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 551 sqm approx

Agent Comments

Indicative Selling Price

\$630,000 - \$660,000

Median House Price

Year ending June 2018: \$650,000

Comparable Properties



8 Maroondah Ct ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 15/05/2018

Rooms: 5

Property Type: House (Res)

Land Size: 607 sqm approx



6 Jeffrey Ct ST ALBANS 3021 (VG)

Agent Comments



Price: \$638,000

Method: Sale

Date: 14/06/2018

Rooms: -

Property Type: Development Site (Res)

Land Size: 706 sqm approx

115 Denton Av ST ALBANS 3021 (VG)

Agent Comments



Price: \$630,000

Method: Sale

Date: 22/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 595 sqm approx