

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

4/18 James Street, St Albans Vic 3021

Indicative selling price

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

Single price

\$539,000

Median sale price

Median price

\$631,750

House

X

Unit

Suburb

St Albans

Period - From

01/07/2017

to

30/09/2017

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	2/37-39 Anna St ST ALBANS 3021	\$550,000	05/08/2017
2	2/12 Kate St ST ALBANS 3021	\$547,500	01/07/2017
3	1/46 Kings Rd ST ALBANS 3021	\$495,000	01/07/2017

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.~~

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Indicative Selling Price
\$539,000

Median House Price
September quarter 2017: \$631,750



 3  2  1

Rooms:
Property Type: Townhouse (Res)
Land Size: 240 sqm approx
Agent Comments

Comparable Properties

2/37-39 Anna St ST ALBANS 3021 (REI/VG)

Agent Comments

 3  2  1

Price: \$550,000
Method: Auction Sale
Date: 05/08/2017
Rooms: -
Property Type: Unit
Land Size: 300 sqm approx



2/12 Kate St ST ALBANS 3021 (REI/VG)

Agent Comments

 3  2  1

Price: \$547,500
Method: Private Sale
Date: 01/07/2017
Rooms: 5
Property Type: Unit
Land Size: 250 sqm approx



1/46 Kings Rd ST ALBANS 3021 (VG)

Agent Comments

 3  -  -

Price: \$495,000
Method: Sale
Date: 01/07/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)