

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

11 Cox Street, St Albans Vic 3021

Indicative selling price

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

Range between \$640,000 & \$670,000

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	9 Bent St ST ALBANS 3021	\$685,000	30/08/2017
2	72 Levenia St ST ALBANS 3021	\$675,000	11/10/2017
3	38 Thorndon Dr ST ALBANS 3021	\$630,000	21/09/2017

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.



3
 1
 2

Rooms: 4

Property Type: House

Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price

\$640,000 - \$670,000

Median House Price

September quarter 2017: \$631,750

Comparable Properties



9 Bent St ST ALBANS 3021 (VG)

Agent Comments

3
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Price: \$685,000

Method: Sale

Date: 30/08/2017

Rooms: -

Property Type: House (Res)

Land Size: 697 sqm approx



72 Levenia St ST ALBANS 3021 (REI/VG)

Agent Comments

3
 2
 2

Price: \$675,000

Method: Private Sale

Date: 11/10/2017

Rooms: 4

Property Type: House

Land Size: 697 sqm approx



38 Thorndon Dr ST ALBANS 3021 (REI/VG)

Agent Comments

3
 1
 2

Price: \$630,000

Method: Private Sale

Date: 21/09/2017

Rooms: 4

Property Type: House

Land Size: 652 sqm approx