

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

39 Fox Street, St Albans Vic 3021

Indicative selling price

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

Single price

\$560,000

Median sale price

Median price

\$634,000

House

X

Unit

Suburb

St Albans

Period - From

01/01/2017

to

31/12/2017

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	1/35 Cobham St ST ALBANS 3021	\$509,000	03/09/2017
2	10 Feldspar Ct ST ALBANS 3021	\$500,000	27/09/2017
3	1/61 Arthur St ST ALBANS 3021	\$495,000	09/08/2017

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
\$560,000

Median House Price
Year ending December 2017: \$634,000



 3  1  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



1/35 Cobham St ST ALBANS 3021 (REI)

Agent Comments

 3  2  1

Price: \$509,000

Method: Private Sale

Date: 03/09/2017

Rooms: 5

Property Type: Unit

Land Size: 250 sqm approx



10 Feldspar CI ST ALBANS 3021 (REI/VG)

Agent Comments

 3  1  2

Price: \$500,000

Method: Private Sale

Date: 27/09/2017

Rooms: 5

Property Type: House (Res)

Land Size: 450 sqm approx



1/61 Arthur St ST ALBANS 3021 (REI/VG)

Agent Comments

 3  1  1

Price: \$495,000

Method: Private Sale

Date: 09/08/2017

Rooms: 5

Property Type: Unit

Land Size: 377 sqm approx