

## 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

4/50 William 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)

Single price

\$369,000

#### Median sale price

Median price

\$455,000

House

Unit

X

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 | 6/217 Main Rd.W ST ALBANS 3021 | \$370,000 | 06/10/2017   |
| 2 | 3/59 William St ST ALBANS 3021 | \$350,000 | 04/07/2017   |
| 3 | 6/31 Kodre St ST ALBANS 3021   | \$345,000 | 15/08/2017   |

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**  
\$369,000

**Median Unit Price**  
September quarter 2017: \$455,000



**Rooms:**  
**Property Type:**  
**Agent Comments**

## Comparable Properties



**6/217 Main Rd.W ST ALBANS 3021 (REI)**

**Agent Comments**



**Price:** \$370,000  
**Method:** Private Sale  
**Date:** 06/10/2017  
**Rooms:** 3  
**Property Type:** Townhouse (Res)



**3/59 William St ST ALBANS 3021 (VG)**

**Agent Comments**



**Price:** \$350,000  
**Method:** Sale  
**Date:** 04/07/2017  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**6/31 Kodre St ST ALBANS 3021 (REI/VG)**

**Agent Comments**



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 15/08/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 250 sqm approx