

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

10/11 St Albans Rd, St Albans, VIC 3023

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

À 100,000

&

À 110,000

Median sale price

(*Delete house or unit as applicable)

Median Price

À 100,000

Property type

House

Suburb

St Albans, VIC

Period-from

1/1/2018

to

31/12/2018

Source

REINS

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 6 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

10/11 St Albans Rd, St Albans, VIC 3023	À 100,000	1/1/2018
10/11 St Albans Rd, St Albans, VIC 3023	À 110,000	1/1/2018
10/11 St Albans Rd, St Albans, VIC 3023	À 120,000	1/1/2018

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 6 months.

VERIFIED BY: [Signature]

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**5/117 Melville Road Brunswick West
VIC 3055**

Sold Price

^{RS} **\$802,000**

Sold Date

17-Oct-20

3 2 1

Distance

0.25km



**21 McLean Street Brunswick West
VIC 3055**

Sold Price

^{RS} **\$861,000**

Sold Date

25-Jun-20

3 2 3

Distance

0.55km



**1/24 Irvine Crescent Brunswick
West VIC 3055**

Sold Price

^{RS} **\$872,500**

Sold Date

21-Oct-20

3 2 2

Distance

0.66km

RS = Recent sale

UN = Undisclosed Sale

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