

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

2/20 Thomas Street, St Albans Vic 3021

Indicative selling price

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

Range between \$510,000

&

\$560,000

Median sale price

Median price \$464,750

House

Unit

X

Suburb

St Albans

Period - From 01/04/2018

to

30/06/2018

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	2/142 Biggs St ST ALBANS 3021	\$550,000	21/08/2018
2	1/66 Conrad St ST ALBANS 3021	\$517,000	21/06/2018
3	90 Leonard Av ST ALBANS 3021	\$510,000	11/08/2018

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 six months.



Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$510,000 - \$560,000
Median Unit Price
June quarter 2018: \$464,750

Comparable Properties

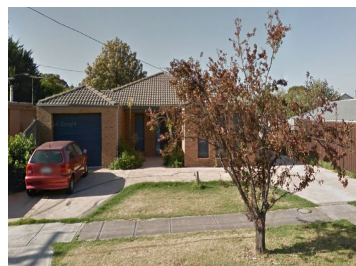


2/142 Biggs St ST ALBANS 3021 (REI)

Agent Comments



Price: \$550,000
Method: Private Sale
Date: 21/08/2018
Rooms: 5
Property Type: Townhouse (Res)



1/66 Conrad St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$517,000
Method: Private Sale
Date: 21/06/2018
Rooms: 5
Property Type: Unit
Land Size: 310 sqm approx



90 Leonard Av ST ALBANS 3021 (REI)

Agent Comments



Price: \$510,000
Method: Private Sale
Date: 11/08/2018
Rooms: 5
Property Type: Unit