

## 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

3 Joyce Close, 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 \$600,000

#### 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	48 Chedgely Dr ST ALBANS 3021	\$610,000	24/11/2017
2	2 Burgundy Cr ST ALBANS 3021	\$595,000	18/11/2017
3	128 Denton Av ST ALBANS 3021	\$581,000	26/08/2017

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.



 3  1  4

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

## Comparable Properties



**48 Chedgely Dr ST ALBANS 3021 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$610,000  
**Method:** Private Sale  
**Date:** 24/11/2017  
**Rooms:** 5  
**Property Type:** House



**2 Burgundy Cr ST ALBANS 3021 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$595,000  
**Method:** Auction Sale  
**Date:** 18/11/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**128 Denton Av ST ALBANS 3021 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$581,000  
**Method:** Auction Sale  
**Date:** 26/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx