

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	2/6-8 Glendenning Street, St Albans Vic 3021
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Indicative selling price

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

Single price	\$485,000
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Median sale price

Median price	\$385,000	Unit	X	Suburb	St Albans
Period - From	01/07/2016	to	30/06/2017	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	1/12 Disraeli St ST ALBANS 3021	\$465,000	05/09/2017
2	2/42 James St ST ALBANS 3021	\$450,000	16/08/2017
3	1/63 Fox St ST ALBANS 3021	\$440,000	23/07/2017

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.~~



Rooms:
Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
 \$485,000
Median House Price
 Year ending June 2017: \$600,000

Comparable Properties



1/12 Disraeli St ST ALBANS 3021 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 05/09/2017
Rooms: 4
Property Type: Unit
Land Size: 370 sqm approx



2/42 James St ST ALBANS 3021 (REI)

Agent Comments



Price: \$450,000
Method: Private Sale
Date: 16/08/2017
Rooms: 5
Property Type: Unit
Land Size: 250 sqm approx



1/63 Fox St ST ALBANS 3021 (REI)

Agent Comments



Price: \$440,000
Method: Private Sale
Date: 23/07/2017
Rooms: 5
Property Type: Unit
Land Size: 250 sqm approx