

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



9 CORNHILL STREET, ST ALBANS, VIC

3 1 2

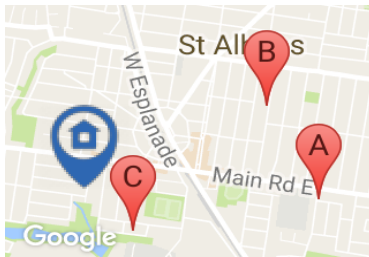
Indicative Selling Price

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

\$600,000 to \$660,000

Provided by: Stockdale & Leggo - Sunshine, Stockdale & Leggo - Sunshine

SUBURB MEDIAN



ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

\$550,000

01 October 2016 to 31 March 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



76 STRADBROKE DR, ST ALBANS, VIC 3021

3 1 2

Sale Price

***\$645,000**

Sale Date: 01/04/2017

Distance from Property: 1.5km



61 WALMER AVE, ST ALBANS, VIC 3021

3 1 2

Sale Price

***\$650,000**

Sale Date: 18/03/2017

Distance from Property: 1.3km



31 HOWARDSON CCT, ST ALBANS, VIC 3021

3 2 2

Sale Price

\$642,500

Sale Date: 06/02/2017

Distance from Property: 440m



This report has been compiled on 15/05/2017 by Stockdale & Leggo - Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9 CORNHILL STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Single Price / Range

\$600,000 to \$660,000

Median sale price

Median price

\$550,000

House

X

Unit


Suburb

ST ALBANS

Period

01 October 2016 to 31 March 2017

Source



Comparable property sales

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
76 STRADBROKE DR, ST ALBANS, VIC 3021	*\$645,000	01/04/2017
61 WALMER AVE, ST ALBANS, VIC 3021	*\$650,000	18/03/2017
31 HOWARDSON CCT, ST ALBANS, VIC 3021	\$642,500	06/02/2017