

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

10/11-13/15 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

100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

100,000

Property type

House

Suburb

St Albans

Period-from

1/1/2018

to

31/12/2018

Source

CoreLogic

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

10/11-13/15 St Albans Rd, St Albans, VIC 3023	100,000	1/1/2018
10/11-13/15 St Albans Rd, St Albans, VIC 3023	100,000	1/1/2018
10/11-13/15 St Albans Rd, St Albans, VIC 3023	100,000	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.

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9/17 Champ Street Coburg VIC 3058

 2  1  1

Sold Price

\$435,000

Sold Date **04-May-19**

Distance **0.51km**



806/146 Bell Street Coburg VIC 3058

 2  1  1

Sold Price

\$450,000

Sold Date **05-Apr-19**

Distance **0.73km**



19/23 Baxter Street Coburg VIC 3058

 2  1  1

Sold Price

\$399,000

Sold Date **03-Jun-19**

Distance **1.42km**

RS = Recent sale

UN = Undisclosed Sale

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