

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

37 Arthur Street, St Albans Vic 3021

Indicative selling price

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

Single price

\$610,000

Median sale price

Median price

\$625,000

House

X

Unit

Suburb

St Albans

Period - From

01/10/2016

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	23 Shirley St ST ALBANS 3021	\$650,000	01/07/2017
2	29 Lester Av ST ALBANS 3021	\$645,000	23/09/2017
3	38 Thorndon Dr ST ALBANS 3021	\$630,000	21/09/2017

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  2

Rooms:
Property Type: House (Res)
Land Size: 650 sqm approx
Agent Comments

Comparable Properties



23 Shirley St ST ALBANS 3021 (REI/VG)

Agent Comments

 3  1  -

Price: \$650,000
Method: Auction Sale
Date: 01/07/2017
Rooms: 4
Property Type: House (Res)
Land Size: 678 sqm approx

29 Lester Av ST ALBANS 3021 (REI)

Agent Comments

 3  1  1

Price: \$645,000
Method: Auction Sale
Date: 23/09/2017
Rooms: -
Property Type: House
Land Size: 690 sqm approx



38 Thorndon Dr ST ALBANS 3021 (REI)

Agent Comments

 3  1  2

Price: \$630,000
Method: Private Sale
Date: 21/09/2017
Rooms: 4
Property Type: House
Land Size: 652 sqm approx