

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

290 Furlong Road, St Albans Vic 3021

Indicative selling price

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

Range between \$820,000 & \$870,000

Median sale price

Median price \$600,000

Property Type House

Suburb St Albans

Period - From 01/07/2018

to 30/06/2019

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.

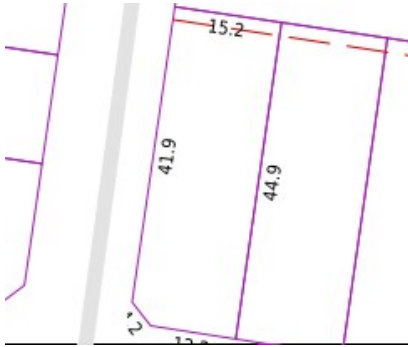
	Address of comparable property	Price	Date of sale
1	33 Oberon Av ST ALBANS 3021	\$800,000	23/04/2019
2	143 St Albans Rd ST ALBANS 3021	\$767,000	15/06/2019
3	240 Furlong Rd ST ALBANS 3021	\$750,000	02/09/2019

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.~~

This Statement of Information was prepared on:

17/09/2019 10:58



Property Type: House (Previously Occupied - Detached)

Land Size: 678 sqm approx

Agent Comments

Comparable Properties

33 Oberon Av ST ALBANS 3021 (VG)

Agent Comments



Price: \$800,000

Method: Sale

Date: 23/04/2019

Property Type: House (Res)

Land Size: 721 sqm approx

143 St Albans Rd ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$767,000

Method: Auction Sale

Date: 15/06/2019

Property Type: House (Res)

Land Size: 697 sqm approx



240 Furlong Rd ST ALBANS 3021 (REI)

Agent Comments



Price: \$750,000

Method: Private Sale

Date: 02/09/2019

Rooms: 4

Property Type: House (Res)

Land Size: 732 sqm approx