

STATEMENT OF INFORMATION

154 WILLIAM STREET, ST ALBANS, VIC 3021

PREPARED BY HAKAN ISEN & LUZANNE DE KOCK, CREATE REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



154 WILLIAM STREET, ST ALBANS, VIC

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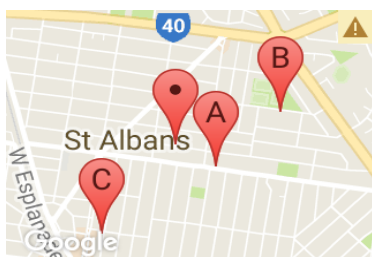
Indicative Selling Price

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

Price Range: \$900,000 to \$930,000

Provided by: Hakan Isen , Boran Real Estate

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (Vacant Land)

\$620,000

01 January 2017 to 31 December 2017

Provided by: 

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.



112 BIGGS ST, ST ALBANS, VIC 3021

 7  4  6

Sale Price

\$1,250,000

Sale Date: 21/07/2017

Distance from Property: 306m



15 FOX ST, ST ALBANS, VIC 3021

 3  1  3

Sale Price

***\$840,000**

Sale Date: 07/10/2017

Distance from Property: 718m



21 MCIVOR RD, ST ALBANS, VIC 3021

 6  2  2

Sale Price

***\$1,950,000**

Sale Date: 03/01/2018

Distance from Property: 806m



This report has been compiled on 11/01/2018 by Boran Real Estate. Property Data Solutions Pty Ltd 2018 - 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

154 WILLIAM STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range:

\$900,000 to \$930,000

Median sale price

Median price

\$620,000

House

Unit


Suburb

ST ALBANS

Period

01 January 2017 to 31 December 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
112 BIGGS ST, ST ALBANS, VIC 3021	\$1,250,000	21/07/2017
15 FOX ST, ST ALBANS, VIC 3021	*\$840,000	07/10/2017
21 MCIVOR RD, ST ALBANS, VIC 3021	*\$1,950,000	03/01/2018