

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1-2 MALUA COURT, ST ALBANS PARK,

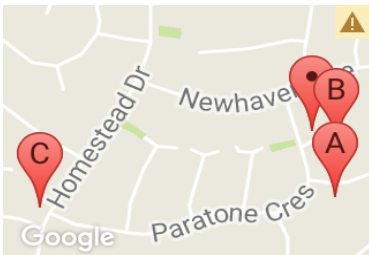
4 2 4

Indicative Selling Price

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

Price Range: \$495,000 to \$535,000

MEDIAN SALE PRICE



ST ALBANS PARK, VIC, 3219

Suburb Median Sale Price (House)

\$355,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



4 ROSEVIEW WAY, ST ALBANS PARK, VIC

4 3 2

Sale Price

***\$568,000**

Sale Date: 25/08/2017

Distance from Property: 125m



8 MALUA CRT, ST ALBANS PARK, VIC

3 2 4

Sale Price

\$600,000

Sale Date: 11/07/2017

Distance from Property: 46m



98 HOMESTEAD DR, ST ALBANS PARK, VIC

4 2 2

Sale Price

***\$445,000**

Sale Date: 10/08/2017

Distance from Property: 462m



This report has been compiled on 04/10/2017 by Hocking Stuart Geelong. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1-2 MALUA COURT, ST ALBANS PARK, VIC 3219

Indicative selling price

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

Price Range:

\$495,000 to \$535,000

Median sale price

Median price

\$355,000

House

X

Unit

Suburb

ST ALBANS PARK

Period

01 October 2016 to 30 September 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
4 ROSEVIEW WAY, ST ALBANS PARK, VIC 3219	*\$568,000	25/08/2017
8 MALUA CRT, ST ALBANS PARK, VIC 3219	\$600,000	11/07/2017
98 HOMESTEAD DR, ST ALBANS PARK, VIC 3219	*\$445,000	10/08/2017