

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/221 MAIN ROAD E, ST ALBANS, VIC 3021  2  1  1

Indicative Selling Price

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

Price Range: \$340,000 to \$370,000

Provided by: Pauline Nguyen , Unity Estate Agents

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (Unit)

\$415,500

01 July 2017 to 31 December 2017

Provided by:  pricefinder

COMPARABLE PROPERTIES

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.



3/30 IVANHOE AVE, ST ALBANS, VIC

 2  1  1

Sale Price

***\$380,000**

Sale Date: 02/02/2018

Distance from Property: 362m



8/221 MAIN RD, ST ALBANS, VIC 3021

 2  1  1

Sale Price

\$290,000

Sale Date: 16/11/2017

Distance from Property: 43m



This report has been compiled on 28/02/2018 by Unity Estate Agents. 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

2/221 MAIN ROAD E, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range:

\$340,000 to \$370,000

Median sale price

Median price

\$415,500

House

Unit

X

Suburb

ST ALBANS

Period

01 July 2017 to 31 December 2017

Source



Comparable property sales

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.

Address of comparable property	Price	Date of sale
3/30 IVANHOE AVE, ST ALBANS, VIC 3021	*\$380,000	02/02/2018
8/221 MAIN RD, ST ALBANS, VIC 3021	\$290,000	16/11/2017