

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

52 Vincent Avenue, St Albans Vic 3021

Indicative selling price

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

Single price

\$759,000

Median sale price

Median price

\$631,750

House

X

Unit

Suburb

St Albans

Period - From

01/07/2017

to

30/09/2017

Source

REIV

Comparable property sales (*Delete A or B below as applicable)

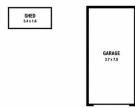
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	76 Perrett Av ST ALBANS 3021	\$711,100	08/07/2017
2	6 Walter St ST ALBANS 3021	\$700,000	26/06/2017
3	48 Oberon Av ST ALBANS 3021	\$695,000	09/09/2017

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.~~

52 Vincent Avenue, St Albans


 3
  1
  1
Rooms:**Property Type:** House (Res)**Land Size:** 696 sqm approx

Agent Comments

Indicative Selling Price

\$759,000

Median House Price

September quarter 2017: \$631,750

Comparable Properties

**76 Perrett Av ST ALBANS 3021 (REI)**

Agent Comments

 3
  1
  2
Price: \$711,100**Method:** Auction Sale**Date:** 08/07/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 743 sqm approx**6 Walter St ST ALBANS 3021 (VG)**

Agent Comments

 4
  -
  -
Price: \$700,000**Method:** Sale**Date:** 26/06/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 679 sqm approx**48 Oberon Av ST ALBANS 3021 (REI/VG)**

Agent Comments

 3
  1
  2
Price: \$695,000**Method:** Auction Sale**Date:** 09/09/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 697 sqm approx