

## 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 2/104 George Street, St Albans Vic 3021

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$649,000

#### Median sale price

Median price \$464,750 House  Unit ☒ Suburb St Albans  
Period - From 01/04/2018 to 30/06/2018 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	4/10 Packard St KEILOR DOWNS 3038	\$639,000	19/03/2018
2	1/8 Shirley St ST ALBANS 3021	\$615,000	02/04/2018
3	1/65 Fox St ST ALBANS 3021	\$602,000	02/05/2018

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$649,000  
**Median Unit Price**  
June quarter 2018: \$464,750

## Comparable Properties

### 4/10 Packard St KEILOR DOWNS 3038 (REI)

**Agent Comments**



**Price:** \$639,000  
**Method:** Private Sale  
**Date:** 19/03/2018  
**Rooms:** 5  
**Property Type:** Unit

### 1/8 Shirley St ST ALBANS 3021 (REI)

**Agent Comments**



**Price:** \$615,000  
**Method:** Private Sale  
**Date:** 02/04/2018  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 250 sqm approx

### 1/65 Fox St ST ALBANS 3021 (VG)

**Agent Comments**



**Price:** \$602,000  
**Method:** Sale  
**Date:** 02/05/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)

## 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

3/104 George Street, St Albans Vic 3021

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$545,000

#### Median sale price

Median price

\$464,750

House

Unit

X

Suburb

St Albans

Period - From

01/04/2018

to

30/06/2018

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	6/8 Packard St KEILOR DOWNS 3038	\$535,000	20/03/2018
2	3/73 Mcarthur Av ST ALBANS 3021	\$506,500	08/03/2018
3	120 Theodore St ST ALBANS 3021	\$495,000	30/04/2018

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$545,000  
**Median Unit Price**  
June quarter 2018: \$464,750

## Comparable Properties



**6/8 Packard St KEILOR DOWNS 3038 (REI/VG)** **Agent Comments**



**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 20/03/2018  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 150 sqm approx

**3/73 Mcarthur Av ST ALBANS 3021 (VG)** **Agent Comments**



**Price:** \$506,500  
**Method:** Sale  
**Date:** 08/03/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)



**120 Theodore St ST ALBANS 3021 (REI/VG)** **Agent Comments**



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 30/04/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 250 sqm approx

## 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 4/104 George Street, St Albans Vic 3021

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$585,000

#### Median sale price

Median price \$464,750 House  Unit ☒ Suburb St Albans  
Period - From 01/04/2018 to 30/06/2018 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	2/110 Biggs St ST ALBANS 3021	\$550,000	15/04/2018
2	6/8 Packard St KEILOR DOWNS 3038	\$535,000	20/03/2018
3	3/73 Mcarthur Av ST ALBANS 3021	\$506,500	08/03/2018

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.



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$585,000  
**Median Unit Price**  
June quarter 2018: \$464,750

## Comparable Properties



**2/110 Biggs St ST ALBANS 3021 (REI/VG)**

**Agent Comments**



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 15/04/2018  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 250 sqm approx



**6/8 Packard St KEILOR DOWNS 3038 (REI/VG)**

**Agent Comments**



**Price:** \$535,000  
**Method:** Private Sale  
**Date:** 20/03/2018  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 150 sqm approx

**3/73 Mcarthur Av ST ALBANS 3021 (VG)**

**Agent Comments**



**Price:** \$506,500  
**Method:** Sale  
**Date:** 08/03/2018  
**Rooms:** -  
**Property Type:** Flat/Unit/Apartment (Res)