

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 120 Theodore Street, St Albans Vic 3021

Indicative selling price

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

Single price \$480,000

Median sale price

Median price \$460,000 House Unit ☒ Suburb St Albans
Period - From 01/01/2018 to 31/03/2018 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	6/31 Marsden Cr ST ALBANS 3021	\$475,000	16/01/2018
2	2/21 Leslie St ST ALBANS 3021	\$473,000	11/11/2017
3	3/52 Conrad St ST ALBANS 3021	\$450,000	02/12/2017

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.



 2  2  1

Rooms:
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$480,000
Median Unit Price
March quarter 2018: \$460,000

Comparable Properties

6/31 Marsden Cr ST ALBANS 3021 (VG)

Agent Comments

 2  -  -

Price: \$475,000
Method: Sale
Date: 16/01/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/21 Leslie St ST ALBANS 3021 (REI/VG)

Agent Comments

 2  1  2

Price: \$473,000
Method: Auction Sale
Date: 11/11/2017
Rooms: 4
Property Type: Unit
Land Size: 250 sqm approx



3/52 Conrad St ST ALBANS 3021 (REI/VG)

Agent Comments

 4  2  2

2 bedrooms, 1 bathroom

Price: \$450,000
Method: Private Sale
Date: 02/12/2017
Rooms: 3
Property Type: Unit
Land Size: 250 sqm approx