

## 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

30 Willow Avenue, 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

\$669,000

#### 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	74 Oleander Dr ST ALBANS 3021	\$669,000	14/10/2017
2	1 Orford Rd ST ALBANS 3021	\$650,500	19/08/2017
3	12 Obrien Dr ST ALBANS 3021	\$625,000	11/10/2017

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.~~

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**Indicative Selling Price**  
\$669,000

**Median House Price**  
September quarter 2017: \$631,750



 3    1    1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 530 sqm approx  
**Agent Comments**

## Comparable Properties



**74 Oleander Dr ST ALBANS 3021 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$669,000  
**Method:** Auction Sale  
**Date:** 14/10/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx



**1 Orford Rd ST ALBANS 3021 (REI)**

**Agent Comments**

 3    1    2

**Price:** \$650,500  
**Method:** Auction Sale  
**Date:** 19/08/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 540 sqm approx



**12 O'Brien Dr ST ALBANS 3021 (REI)**

**Agent Comments**

 3    1    3

**Price:** \$625,000  
**Method:** Sold Before Auction  
**Date:** 11/10/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 534 sqm approx