

STATEMENT OF INFORMATION

52 RHODES STREET, ST ALBANS, VIC 3021

PREPARED BY KENNY NGUYEN, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



52 RHODES STREET, ST ALBANS, VIC

 3  1  1

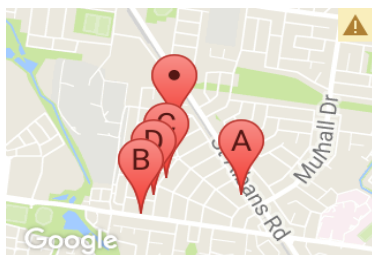
Indicative Selling Price

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

Price Range: \$680,000 to \$720,000

Provided by: Kenny Nguyen, Professionals Caroline Springs

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

\$555,000

01 July 2016 to 30 June 2017

Provided by: 

COMPARABLE PROPERTIES

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.



31 WILLATON ST, ST ALBANS, VIC 3021

 3  1  2

Sale Price

***\$840,000**

Sale Date: 29/07/2017

Distance from Property: 641m



300 FURLONG RD, ST ALBANS, VIC 3021

 3  1  5

Sale Price

***\$790,000**

Sale Date: 17/07/2017

Distance from Property: 637m



28 BENT ST, ST ALBANS, VIC 3021

 3  1  2

Sale Price

***\$700,000**

Sale Date: 13/06/2017

Distance from Property: 349m



This report has been compiled on 07/08/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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11 BENT ST, ST ALBANS, VIC 3021

 3  1  2

Sale Price

***\$685,000**

Sale Date: 27/05/2017

Distance from Property: 482m



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

52 RHODES STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range:

\$680,000 to \$720,000

Median sale price

Median price

\$555,000

House

X

Unit


Suburb

ST ALBANS

Period

01 July 2016 to 30 June 2017

Source



Comparable property sales

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
31 WILLATON ST, ST ALBANS, VIC 3021	*\$840,000	29/07/2017
300 FURLONG RD, ST ALBANS, VIC 3021	*\$790,000	17/07/2017
28 BENT ST, ST ALBANS, VIC 3021	*\$700,000	13/06/2017
11 BENT ST, ST ALBANS, VIC 3021	*\$685,000	27/05/2017