

## 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

21 Kerrison 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 \$600,000

#### Median sale price

Median price \$641,000

House

X

Unit

Suburb St Albans

Period - From 01/04/2017

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	1 Leyton Ct ST ALBANS 3021	\$615,000	22/03/2018
2	52 Gillespie Rd ST ALBANS 3021	\$600,000	15/04/2018
3	13 Revell Cr ST ALBANS 3021	\$580,000	05/06/2018

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:** House (Previously Occupied - Detached)

**Land Size:** 550 sqm approx

Agent Comments

## Comparable Properties

**1 Leyton Ct ST ALBANS 3021 (REI/VG)**

Agent Comments



**Price:** \$615,000

**Method:** Private Sale

**Date:** 22/03/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 580 sqm approx



**52 Gillespie Rd ST ALBANS 3021 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 15/04/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 580 sqm approx

**13 Revell Cr ST ALBANS 3021 (REI)**

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 05/06/2018

**Rooms:** 5

**Property Type:** House (Res)