

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

6 Emily Street, St Albans Vic 3021

Indicative selling price

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

Range between \$660,000

&

\$710,000

Median sale price

Median price \$630,000

House

X

Unit

Suburb St Albans

Period - From 01/04/2017

to

30/06/2017

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	9 James St ST ALBANS 3021	\$700,000	20/05/2017
2	9 James St ST ALBANS 3021	\$698,000	27/06/2017
3	20 James St ST ALBANS 3021	\$668,000	22/04/2017

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.~~



Rooms:
Property Type:
Agent Comments

Comparable Properties



9 James St ST ALBANS 3021 (REI)

Agent Comments



Price: \$700,000
Method: Auction Sale
Date: 20/05/2017
Rooms: 4
Property Type: House (Res)
Land Size: 770 sqm approx



9 James St ST ALBANS 3021 (REI)

Agent Comments



Price: \$698,000
Method: Private Sale
Date: 27/06/2017
Rooms: 4
Property Type: House
Land Size: 770 sqm approx



20 James St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$668,000
Method: Auction Sale
Date: 22/04/2017
Rooms: 4
Property Type: House (Res)
Land Size: 782 sqm approx