

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

54 Charles Street, St Albans Vic 3021

Indicative selling price

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

Single price \$655,000

Median sale price

Median price \$669,440

House

X

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	135 Alfrieda St ST ALBANS 3021	\$650,000	09/01/2018
2	38 Albert Cr ST ALBANS 3021	\$642,000	09/12/2017
3	63 View St ST ALBANS 3021	\$640,000	08/02/2018

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.



 3  1  1

Rooms:
Property Type: House (Res)
Land Size: 585 sqm approx
Agent Comments

Indicative Selling Price
\$655,000
Median House Price
March quarter 2018: \$669,440

Comparable Properties



135 Alfrieda St ST ALBANS 3021 (VG)

Agent Comments

 3  -  -

Price: \$650,000
Method: Sale
Date: 09/01/2018
Rooms: -
Property Type: Development Site (Res)
Land Size: 613 sqm approx



38 Albert Cr ST ALBANS 3021 (REI/VG)

Agent Comments

 2  1  2

Price: \$642,000
Method: Auction Sale
Date: 09/12/2017
Rooms: 3
Property Type: House (Res)
Land Size: 476 sqm approx



63 View St ST ALBANS 3021 (VG)

Agent Comments

 3  -  -

Price: \$640,000
Method: Sale
Date: 08/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 613 sqm approx