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Indicative Selling Price \$530,000 - \$570,000 Median House Price Year ending March 2017: \$560,000





Comparable Properties



11 Murray St ST ALBANS 3021 (REI/VG)

3





Price: \$562,000

Method: Auction Sale Date: 25/02/2017 Rooms: 4

Property Type: House (Res) **Land Size:** 697 sqm

24 Cordelia Gr ST ALBANS 3021 (REI)

3





Price: \$560.000

Method: Sold Before Auction

Date: 28/04/2017 Rooms: -

Property Type: House **Land Size:** 701 sqm

31 Jamieson St ST ALBANS 3021 (VG)

3





Price: \$540,000 Method: Sale Date: 10/03/2017 Rooms: -

Property Type: House (Res) Land Size: 609 sqm

Agent Comments

Agent Comments

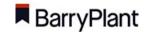
Agent Comments

Account - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228





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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ıe
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Address Including suburb and postcode	23 Shirley Street, St Albans Vic 3021
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Indicative selling price

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

Range between	\$530,000	&	\$570,000

Median sale price

Median price	\$560,000	Н	ouse X	Su	burb	St Albans
Period - From	01/04/2016	to	31/03/2017	Source	REIV	′

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
11 Murray St ST ALBANS 3021	\$562,000	25/02/2017
24 Cordelia Gr ST ALBANS 3021	\$560,000	28/04/2017
31 Jamieson St ST ALBANS 3021	\$540,000	10/03/2017







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