



**Rooms:**  
**Property Type:**  
**Agent Comments**

**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)**

**Agent Comments**



**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)**

**Agent Comments**



**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)**

**Agent Comments**



**Price:** \$540,000  
**Method:** Sale  
**Date:** 10/03/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 609 sqm

## 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

23 Shirley Street, 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)

Range between \$530,000

&

\$570,000

#### Median sale price

Median price \$560,000

House

X

Suburb

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