

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

8 Maroondah Court, St Albans Vic 3021

Indicative selling price

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

Single price \$680,000

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	63 Lovell Dr ST ALBANS 3021	\$676,000	20/03/2018
2	16 Clarice Cl ST ALBANS 3021	\$670,000	01/02/2018
3	36 Yarmouth Av ST ALBANS 3021	\$651,000	17/03/2018

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: 607 sqm approx

Agent Comments

Indicative Selling Price

\$680,000

Median House Price

March quarter 2018: \$669,440

Comparable Properties

63 Lovell Dr ST ALBANS 3021 (REI)

Agent Comments



Price: \$676,000

Method: Private Sale

Date: 20/03/2018

Rooms: 6

Property Type: House (Res)

Land Size: 550 sqm approx



16 Clarice Cl ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 01/02/2018

Rooms: 7

Property Type: House (Res)

Land Size: 535 sqm approx



36 Yarmouth Av ST ALBANS 3021 (REI)

Agent Comments



Price: \$651,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 5

Property Type: House (Res)

Land Size: 560 sqm approx