

## 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

1/74 Jamieson 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)

Single price \$479,000

#### Median sale price

Median price \$455,000

House

Unit

X

Suburb

St Albans

Period - From 01/07/2017

to

30/09/2017

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 | 1/61 Arthur St ST ALBANS 3021   | \$495,000 | 09/08/2017   |
| 2 | 1 Mcleod Rd ST ALBANS 3021      | \$480,000 | 21/08/2017   |
| 3 | 1/12 Disraeli St ST ALBANS 3021 | \$465,000 | 22/08/2017   |

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.

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**Indicative Selling Price**  
\$479,000

**Median Unit Price**  
September quarter 2017: \$455,000



**Rooms:**  
**Property Type:**  
Flat/Unit/Apartment (Res)  
**Land Size:** 263.046 sqm approx  
**Agent Comments**

## Comparable Properties



1/61 Arthur St ST ALBANS 3021 (REI/VG)

**Agent Comments**



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 09/08/2017  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 377 sqm approx



1 Mcleod Rd ST ALBANS 3021 (REI)

**Agent Comments**



**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 21/08/2017  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 322 sqm approx



1/12 Disraeli St ST ALBANS 3021 (REI/VG)

**Agent Comments**



**Price:** \$465,000  
**Method:** Private Sale  
**Date:** 22/08/2017  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 370 sqm approx