

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

1/71 Oberon Avenue, St Albans Vic 3021

Indicative selling price

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

Range between \$570,000

&

\$590,000

Median sale price

Median price \$464,750

House

Unit

X

Suburb

St Albans

Period - From 01/04/2018

to

30/06/2018

Source

REIV

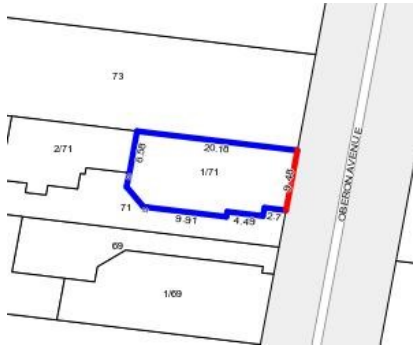
Comparable property sales (*Delete A or B below as applicable)

- 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	1/65 Fox St ST ALBANS 3021	\$602,000	02/05/2018
2	1/7 Power St ST ALBANS 3021	\$600,000	17/04/2018
3	1/8 Helen St ST ALBANS 3021	\$590,000	31/05/2018

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: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$570,000 - \$590,000
Median Unit Price
June quarter 2018: \$464,750

Comparable Properties

1/65 Fox St ST ALBANS 3021 (VG)

Agent Comments



Price: \$602,000
Method: Sale
Date: 02/05/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

1/7 Power St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$600,000
Method: Sold Before Auction
Date: 17/04/2018
Rooms: -
Property Type: Townhouse (Res)
Land Size: 245 sqm approx

1/8 Helen St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 31/05/2018
Rooms: 5
Property Type: Townhouse (Res)