

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

22 Luxford Street, St Albans Vic 3021

Indicative selling price

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

Single price \$629,000

Median sale price

Median price \$641,000

House

X

Unit

Suburb

St Albans

Period - From 01/04/2017

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	39 Stradbroke Dr ST ALBANS 3021	\$641,000	25/11/2017
2	30 Willow Av ST ALBANS 3021	\$640,000	28/11/2017
3	5 Lynn St ST ALBANS 3021	\$640,000	05/12/2017

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.



 3  1  2

Rooms:
Property Type: House (Res)
Land Size: 609 sqm approx
Agent Comments

Indicative Selling Price
\$629,000

Median House Price
Year ending March 2018: \$641,000

Comparable Properties



39 Stradbroke Dr ST ALBANS 3021 (REI/VG)

Agent Comments

 3  1  2

Price: \$641,000
Method: Sold Before Auction
Date: 25/11/2017
Rooms: -
Property Type: House (Res)
Land Size: 539 sqm approx



30 Willow Av ST ALBANS 3021 (REI/VG)

Agent Comments

 3  1  2

Price: \$640,000
Method: Private Sale
Date: 28/11/2017
Rooms: 4
Property Type: House (Res)
Land Size: 533 sqm approx



5 Lynn St ST ALBANS 3021 (VG)

Agent Comments

 3  -  -

Price: \$640,000
Method: Sale
Date: 05/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 585 sqm approx