

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

47 Oberon Avenue, St Albans Vic 3021

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$650,500

House

X

Unit

Suburb

St Albans

Period - From 01/10/2017

to

30/09/2018

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	61 Conrad St ST ALBANS 3021	\$660,000	23/07/2018
2	178 William St ST ALBANS 3021	\$650,000	09/06/2018
3	76 Vincent Av ST ALBANS 3021	\$640,000	16/06/2018

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.



 3  2  3

Rooms:
Property Type: House (Res)
Land Size: 717 sqm approx
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending September 2018: \$650,500

Comparable Properties



61 Conrad St ST ALBANS 3021 (REI/VG)

Agent Comments

 4  2  -

Price: \$660,000
Method: Private Sale
Date: 23/07/2018
Rooms: 5
Property Type: House (Res)
Land Size: 748 sqm approx

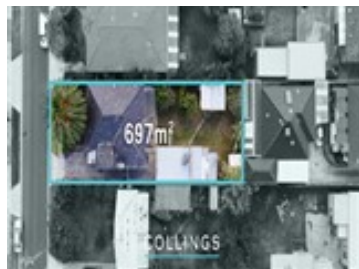


178 William St ST ALBANS 3021 (VG)

Agent Comments

 3  1  2

Price: \$650,000
Method: Sale
Date: 09/06/2018
Rooms: -
Property Type: Development Site (Res)
Land Size: 723 sqm approx



76 Vincent Av ST ALBANS 3021 (REI/VG)

Agent Comments

 3  2  -

Price: \$640,000
Method: Auction Sale
Date: 16/06/2018
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx