

## 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

1/8 Shirley 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 \$610,000

#### Median sale price

Median price \$474,500

House

Unit

X

Suburb

St Albans

Period - From 01/10/2017

to

31/12/2017

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 | 2/12 Glendenning St ST ALBANS 3021 | \$598,000 | 11/11/2017   |
| 2 | 1/39 Glendenning St ST ALBANS 3021 | \$557,000 | 10/02/2018   |
| 3 | 1/24 Jamieson St ST ALBANS 3021    | \$540,000 | 10/02/2018   |

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.

## 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

2&3/8 Shirley 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 \$469,000

#### Median sale price

Median price \$474,500

House

Unit

X

Suburb

St Albans

Period - From 01/10/2017

to

31/12/2017

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 | 2/33-35 Garfield St ST ALBANS 3021  | \$480,000 | 08/08/2017   |
| 2 | 2/6-8 Glendenning St ST ALBANS 3021 | \$468,000 | 12/10/2017   |
| 3 | 3/52 Conrad St ST ALBANS 3021       | \$450,000 | 02/12/2017   |

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.