

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

44 Andrea Street, St Albans Vic 3021

Indicative selling price

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

Single price \$850,000

Median sale price

Median price \$669,000

House

X

Unit

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	46 Scott Av ST ALBANS 3021	\$850,000	25/11/2017
2	32 Victoria Cr ST ALBANS 3021	\$841,000	13/11/2017
3	35 Austin St ST ALBANS 3021	\$808,000	03/03/2018

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: House (Res)
Land Size: 738 sqm approx
Agent Comments

Indicative Selling Price
\$850,000

Median House Price
December quarter 2017: \$669,000

Comparable Properties



46 Scott Av ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$850,000
Method: Auction Sale
Date: 25/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 740 sqm approx



32 Victoria Cr ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$841,000
Method: Private Sale
Date: 13/11/2017
Rooms: -
Property Type: Land
Land Size: 743 sqm approx

35 Austin St ST ALBANS 3021 (REI)

Agent Comments



Price: \$808,000
Method: Auction Sale
Date: 03/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 766 sqm approx