

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

1/46 William Street, St Albans Vic 3021

Indicative selling price

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

Single price \$379,000

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	3/235 Main Rd.E ST ALBANS 3021	\$416,000	11/10/2017
2	1/19 Marshall Av ST ALBANS 3021	\$390,000	05/12/2017
3	1/217 Sunshine Av ST ALBANS 3021	\$330,000	13/09/2017

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.



Rooms:
Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$379,000
Median Unit Price
December quarter 2017: \$474,500

Comparable Properties

3/235 Main Rd.E ST ALBANS 3021 (REI)

Agent Comments



Price: \$416,000
Method: Private Sale
Date: 11/10/2017
Rooms: 5
Property Type: Unit
Land Size: 220 sqm approx

1/19 Marshall Av ST ALBANS 3021 (VG)

Agent Comments



Price: \$390,000
Method: Sale
Date: 05/12/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



1/217 Sunshine Av ST ALBANS 3021 (VG)

Agent Comments



Price: \$330,000
Method: Sale
Date: 13/09/2017
Rooms: -
Property Type: House (Res)
Land Size: 257 sqm approx