

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

6 Browne Avenue, St Albans Vic 3021

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$650,000

House

X

Unit

Suburb St Albans

Period - From 01/07/2017

to

30/06/2018

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	115 Denton Av ST ALBANS 3021	\$630,000	22/05/2018
2	12 Clarice Cl ST ALBANS 3021	\$610,000	02/03/2018
3	13 Boroda Ct ST ALBANS 3021	\$595,000	22/05/2018

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  1  2

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 552 sqm approx

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median House Price

Year ending June 2018: \$650,000

Comparable Properties

115 Denton Av ST ALBANS 3021 (VG)

Agent Comments

 3  -  -

Price: \$630,000

Method: Sale

Date: 22/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 595 sqm approx



12 Clarice CI ST ALBANS 3021 (VG)

Agent Comments

 4  -  -

Price: \$610,000

Method: Sale

Date: 02/03/2018

Rooms: -

Property Type: House (Res)

Land Size: 638 sqm approx

13 Boroda Ct ST ALBANS 3021 (VG)

Agent Comments

 3  -  -

Price: \$595,000

Method: Sale

Date: 22/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 564 sqm approx