

#### 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	3/69 Shirley Street, St Albans Vic 3021
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$350,000 & \$385,000	Range between	\$350,000	&	\$385,000
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#### Median sale price

Median price	\$460,000	Hou	Ise	Unit	х	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.

Add	dress of comparable property	Price	Date of sale
1	1/5 Douglas Av ST ALBANS 3021	\$380,000	29/05/2018
2	4/70 Millawa Av ST ALBANS 3021	\$370,000	25/02/2018
3	14/14 Albert Cr ST ALBANS 3021	\$350,000	23/04/2018

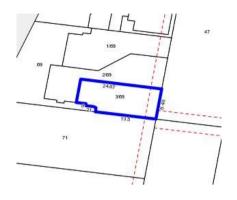
#### OR

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.











**Agent Comments** 

**Indicative Selling Price** \$350,000 - \$385,000 **Median Unit Price** Year ending June 2018: \$460,000

## Comparable Properties



1/5 Douglas Av ST ALBANS 3021 (VG)

**--** 3





Price: \$380,000 Method: Sale Date: 29/05/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

4/70 Millawa Av ST ALBANS 3021 (VG)

**———** 2





Price: \$370,000 Method: Sale Date: 25/02/2018

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



14/14 Albert Cr ST ALBANS 3021 (REI)





Price: \$350,000 Method: Private Sale Date: 23/04/2018

Rooms: 4

Property Type: Unit

Agent Comments

Account - Barry Plant





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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