



STATEMENT OF INFORMATION

47 WILLIAM STREET, ST ALBANS, VIC 3021

PREPARED BY CAMERON PARKER, IAN REID VENDOR ADVOCATES

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



47 WILLIAM STREET, ST ALBANS, VIC

3 bedrooms, 1 bathroom, 1 car space

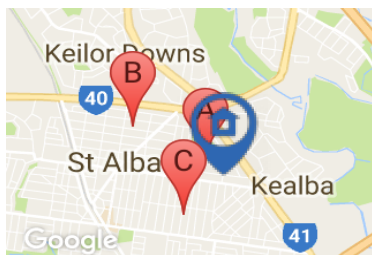
Indicative Selling Price

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

600,000 to 650,000

Provided by: Cameron Parker, Ian Reid Vendor Advocates

SUBURB MEDIAN



ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

\$530,000

01 April 2016 to 31 March 2017

Provided by: **pricefinder**

COMPARABLE PROPERTIES

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.



68 PERRETT AVE, ST ALBANS, VIC 3021

3 bedrooms, 1 bathroom, 2 car spaces

Sale Price

***\$605,000**

Sale Date: 01/04/2017

Distance from Property: 304m



42 GEORGE ST, ST ALBANS, VIC 3021

3 bedrooms, 1 bathroom, 10 car spaces

Sale Price

***\$670,000**

Sale Date: 09/01/2017

Distance from Property: 1.4km



34 MCARTHUR AVE, ST ALBANS, VIC 3021

4 bedrooms, 2 bathrooms, 1 car space

Sale Price

***\$696,000**

Sale Date: 24/01/2017

Distance from Property: 766m



This report has been compiled on 26/05/2017 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

47 WILLIAM STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Single Price / Range

600,000 to 650,000

Median sale price

Median price

\$530,000

House

X

Unit

Suburb

ST ALBANS

Period

01 April 2016 to 31 March 2017

Source

 pricfinder

Comparable property sales

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
68 PERRETT AVE, ST ALBANS, VIC 3021	*\$605,000	01/04/2017
42 GEORGE ST, ST ALBANS, VIC 3021	*\$670,000	09/01/2017
34 MCARTHUR AVE, ST ALBANS, VIC 3021	*\$696,000	24/01/2017