

## 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

49 Biggs Street, St Albans Vic 3021

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$580,000

#### Median sale price

Median price \$600,000

House X

Suburb St Albans

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
40 Arthur St ST ALBANS 3021	\$560,000	13/02/2017
13 Taylors Rd ST ALBANS 3021	\$530,000	17/02/2017
181 Main Rd.W ST ALBANS 3021	\$522,000	16/01/2017



**Rooms:**  
**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$0 - \$0  
**Median House Price**  
March quarter 2017: \$600,000

## Comparable Properties



**40 Arthur St ST ALBANS 3021 (REI)**

**Agent Comments**



**Price:** \$560,000  
**Method:** Private Sale  
**Date:** 13/02/2017  
**Rooms:** 4  
**Property Type:** House



**13 Taylors Rd ST ALBANS 3021 (REI/VG)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 17/02/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 600 sqm



**181 Main Rd.W ST ALBANS 3021 (VG)**

**Agent Comments**



**Price:** \$522,000  
**Method:** Sale  
**Date:** 16/01/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 534 sqm