

STATEMENT OF INFORMATION

3/18 BENT STREET, ST ALBANS, VIC 3021

PREPARED BY VISH SIDHU, PROFESSIONALS CAROLINE SPRINGS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/18 BENT STREET, ST ALBANS, VIC 3021  2  1  1

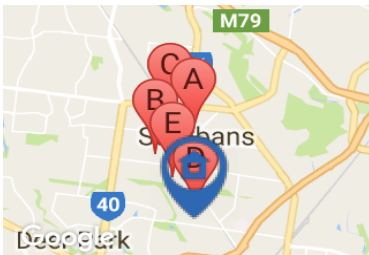
Indicative Selling Price

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

\$360,000 to \$395,000

Provided by: Vish Sidhu, Professionals Caroline Springs

SUBURB MEDIAN



ST ALBANS, VIC, 3021

Suburb Median Sale Price (Unit)

\$337,000

01 April 2016 to 31 March 2017

Provided by: 

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.



3/154 ALFRIEDA ST, ST ALBANS, VIC 3021

 2  1  1

Sale Price

***\$390,000**

Sale Date: 15/02/2017

Distance from Property: 2.5km



24 ADELAIDE ST, ST ALBANS, VIC 3021

 2  1  1

Sale Price

***\$380,000**

Sale Date: 15/02/2017

Distance from Property: 2.1km



6/102 FOX ST, ST ALBANS, VIC 3021

 2  1  1

Sale Price

\$370,000

Sale Date: 31/03/2017

Distance from Property: 3km



This report has been compiled on 21/05/2017 by Professionals Caroline Springs. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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3/2 MAGNUS ST, ST ALBANS, VIC 3021

 2  1  1

Sale Price

\$365,000

Sale Date: 03/11/2016

Distance from Property: 201m



4/6 GLENDENNING ST, ST ALBANS, VIC 3021

 2  1  1

Sale Price

***\$360,000**

Sale Date: 08/04/2017

Distance from Property: 1.3km



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

3/18 BENT STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Single Price / Range

\$360,000 to \$395,000

Median sale price

Median price

\$337,000

House

Unit

X

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
3/154 ALFRIEDA ST, ST ALBANS, VIC 3021	*\$390,000	15/02/2017
24 ADELAIDE ST, ST ALBANS, VIC 3021	*\$380,000	15/02/2017
6/102 FOX ST, ST ALBANS, VIC 3021	\$370,000	31/03/2017
3/2 MAGNUS ST, ST ALBANS, VIC 3021	\$365,000	03/11/2016

4/6 GLENDENNING ST, ST ALBANS, VIC 3021

*\$360,000

08/04/2017