

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

13 ERICA AVENUE, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range: \$800,000 to \$880,000

Median sale price

Median price

\$615,000

House

X

Unit

Suburb

ST ALBANS

Period

01 January 2018 to 30 June 2018

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 |
|------------------------------------|------------|--------------|
| 70 ERICA AVE, ST ALBANS, VIC 3021 | *\$750,000 | 19/06/2018 |
| 14 ERICA AVE, ST ALBANS, VIC 3021 | *\$850,000 | 14/04/2018 |
| 69 WALMER AVE, ST ALBANS, VIC 3021 | \$725,000 | 24/02/2018 |