

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

166 Main Road East, St Albans Vic 3021

Indicative selling price

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

Range between \$650,000 & \$690,000

Median sale price

Median price \$630,000 House X Unit Suburb St Albans

Period - From 01/04/2017 to 30/06/2017 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.

	Address of comparable property	Price	Date of sale
1	20 Ivanhoe Av ST ALBANS 3021	\$675,000	14/10/2017
2	130 Main Rd.E ST ALBANS 3021	\$669,000	09/10/2017
3	277 Main Rd ST ALBANS 3021	\$665,000	20/04/2017

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.~~

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Indicative Selling Price
\$650,000 - \$690,000
Median House Price
June quarter 2017: \$630,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



20 Ivanhoe Av ST ALBANS 3021 (REI)

Agent Comments



Price: \$675,000
Method: Auction Sale
Date: 14/10/2017
Rooms: 4
Property Type: House (Res)
Land Size: 647 sqm approx

130 Main Rd.E ST ALBANS 3021 (REI)

Agent Comments



Price: \$669,000
Method: Private Sale
Date: 09/10/2017
Rooms: -
Property Type: House

277 Main Rd ST ALBANS 3021 (VG)

Agent Comments



Price: \$665,000
Method: Sale
Date: 20/04/2017
Rooms: -
Property Type: House (Res)
Land Size: 550 sqm approx