



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 660 sqm

**Agent Comments**

**Indicative Selling Price**

\$580,000 - \$620,000

**Median House Price**

March quarter 2017: \$600,000

## Comparable Properties



**42 Manfred Av ST ALBANS 3021 (REI)**

**Agent Comments**



**Price:** \$617,000

**Method:** Auction Sale

**Date:** 13/05/2017

**Rooms:** 3

**Property Type:** House (Res)

**Land Size:** 650 sqm



**45 Harmon Av ST ALBANS 3021 (REI/VG)**

**Agent Comments**



**Price:** \$600,000

**Method:** Sold Before Auction

**Date:** 28/01/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 650 sqm



**6 Manfred Av ST ALBANS 3021 (REI/VG)**

**Agent Comments**



**Price:** \$582,000

**Method:** Private Sale

**Date:** 06/03/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 650 sqm

## 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

8 Avondale Avenue, 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 \$580,000

&

\$620,000

#### 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
42 Manfred Av ST ALBANS 3021	\$617,000	13/05/2017
45 Harmon Av ST ALBANS 3021	\$600,000	28/01/2017
6 Manfred Av ST ALBANS 3021	\$582,000	06/03/2017