

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

3/107 Fox Street St Albans VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$430,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$425,000

*House

*Unit

X

Suburb

St Albans

Period-from

01 Nov 2017

to

31 Oct 2018

Source

Corelogic

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

2B Leslie Street St Albans VIC 3021	\$450,000	16-Oct-18
2/43 Adelaide Street St Albans VIC 3021	\$435,000	24-Aug-18
2/5 McRae Avenue St Albans VIC 3021	\$405,000	08-Aug-18

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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2B Leslie Street St Albans VIC 3021 Sold Price **\$450,000** Sold Date **16-Oct-18**

 2  1  1

Distance **0.68km**



2/43 Adelaide Street St Albans VIC 3021 Sold Price **\$435,000** Sold Date **24-Aug-18**

 2  1  1

Distance **1.56km**



2/5 McRae Avenue St Albans VIC 3021 Sold Price **\$405,000** Sold Date **08-Aug-18**

 2  2  1

Distance **1.87km**

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