

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 15 Grantham Parade, St Albans Vic 3021

Indicative selling price

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

Single price \$639,000

Median sale price

Median price \$600,000 House X Unit Suburb St Albans

Period - From 01/07/2016 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	10 Leslie St ST ALBANS 3021	\$631,000	08/07/2017
2	35 Mulhall Dr ST ALBANS 3021	\$626,000	22/07/2017
3	16 Grantham Pde ST ALBANS 3021	\$620,500	05/08/2017

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.~~



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 542 sqm approx
 Agent Comments

Indicative Selling Price
 \$639,000
Median House Price
 Year ending June 2017: \$600,000

Comparable Properties



10 Leslie St ST ALBANS 3021 (REI)

Agent Comments



Price: \$631,000
Method: Auction Sale
Date: 08/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 559 sqm approx



35 Mulhall Dr ST ALBANS 3021 (REI)

Agent Comments



Price: \$626,000
Method: Auction Sale
Date: 22/07/2017
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm approx



16 Grantham Pde ST ALBANS 3021 (REI)

Agent Comments



Price: \$620,500
Method: Auction Sale
Date: 05/08/2017
Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx