

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 1/170 William Street, St Albans Vic 3021

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$440,000 House Unit X 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	1/61 Arthur St ST ALBANS 3021	\$495,000	09/08/2017
2	1/12 Disraeli St ST ALBANS 3021	\$465,000	22/08/2017
3	1/3 Harmon Av ST ALBANS 3021	\$435,000	01/06/2017

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:
 Agent Comments

Indicative Selling Price
 \$440,000 - \$480,000
Median Unit Price
 June quarter 2017: \$440,000

Comparable Properties



1/61 Arthur St ST ALBANS 3021 (REI)

Agent Comments



Price: \$495,000
Method: Private Sale
Date: 09/08/2017
Rooms: 5
Property Type: Unit
Land Size: 377 sqm approx



1/12 Disraeli St ST ALBANS 3021 (REI)

Agent Comments



Price: \$465,000
Method: Private Sale
Date: 22/08/2017
Rooms: 5
Property Type: Unit
Land Size: 370 sqm approx



1/3 Harmon Av ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 01/06/2017
Rooms: 5
Property Type: Unit
Land Size: 250 sqm approx