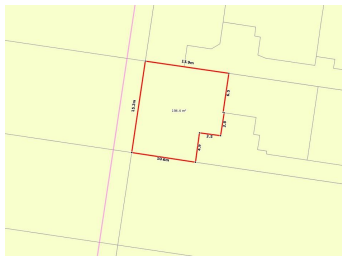


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3/73 MCARTHUR AVENUE, ST ALBANS,

3 2 2

Indicative Selling Price

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

Price Range: 500,000 to 550,000

Provided by: Andy Toan Pham, Nguyen Real Estate

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (Unit)

\$335,000

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



5 STATION AVE, ST ALBANS, VIC 3021

3 2 1

Sale Price

\$540,000

Sale Date: 28/02/2017

Distance from Property: 323m



2/46 WALMER AVE, ST ALBANS, VIC 3021

2 2 1

Sale Price

\$494,000

Sale Date: 14/08/2017

Distance from Property: 485m



1/3 SCOTT AVE, ST ALBANS, VIC 3021

3 2 1

Sale Price

\$500,000

Sale Date: 18/08/2017

Distance from Property: 1.8km



This report has been compiled on 07/12/2017 by Nguyen Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

© The State of Victoria. The State of Victoria owns the copyright in the Property Sales Data and reproduction of the data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the information contained in this report and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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

3/73 MCARTHUR AVENUE, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range: 500,000 to 550,000

Median sale price

Median price \$335,000

House

Unit

X

Suburb

ST ALBANS

Period

01 October 2016 to 30 September 2017

Source

 pricfinder

Comparable property sales

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
5 STATION AVE, ST ALBANS, VIC 3021	\$540,000	28/02/2017
2/46 WALMER AVE, ST ALBANS, VIC 3021	\$494,000	14/08/2017
1/3 SCOTT AVE, ST ALBANS, VIC 3021	\$500,000	18/08/2017