

## 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 2 Horham Court, 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)

Single price \$589,000

#### Median sale price

Median price \$669,440 House X Unit Suburb St Albans

Period - From 01/01/2018 to 31/03/2018 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 | 27 Chelmsford Cr ST ALBANS 3021 | \$595,000 | 15/04/2018   |
| 2 | 3 Joyce Cl ST ALBANS 3021       | \$590,000 | 12/12/2017   |
| 3 | 9 Nadur Ct ST ALBANS 3021       | \$580,000 | 03/03/2018   |

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.



 3    1    1

**Rooms:**  
**Property Type:** House  
**Land Size:** 610 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$589,000  
**Median House Price**  
March quarter 2018: \$669,440

## Comparable Properties

27 Chelmsford Cr ST ALBANS 3021 (REI)

**Agent Comments**

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**Price:** \$595,000  
**Method:** Private Sale  
**Date:** 15/04/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 580 sqm approx



3 Joyce Ct ST ALBANS 3021 (REI/VG)

**Agent Comments**

 3    1    3

**Price:** \$590,000  
**Method:** Private Sale  
**Date:** 12/12/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 582 sqm approx



9 Nadur Ct ST ALBANS 3021 (REI)

**Agent Comments**

 3    2    2

**Price:** \$580,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** -  
**Property Type:** House