

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

Indicative selling price

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

Single price

Median sale price

Median price House Unit Suburb

Period - From to Source

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	2/88 Biggs St ST ALBANS 3021	\$525,000	17/06/2017
2	4/36 Andrea St ST ALBANS 3021	\$500,000	17/06/2017
3	2/2 Bernbanks Av ST ALBANS 3021	\$480,000	18/09/2017

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.



3 1 2

Rooms:
Property Type: Unit
Land Size: 250 sqm approx
Agent Comments

Indicative Selling Price
\$500,000
Median Unit Price
September quarter 2017: \$455,000

Comparable Properties



2/88 Biggs St ST ALBANS 3021 (REI)

Agent Comments

3 2 1

Price: \$525,000
Method: Private Sale
Date: 17/06/2017
Rooms: 5
Property Type: Unit
Land Size: 250 sqm approx

4/36 Andrea St ST ALBANS 3021 (REI)

Agent Comments

3 2 1

Price: \$500,000
Method: Private Sale
Date: 17/06/2017
Rooms: 5
Property Type: Unit
Land Size: 250 sqm approx

2/2 Bernbanks Av ST ALBANS 3021 (REI)

Agent Comments

3 2 1

Price: \$480,000
Method: Private Sale
Date: 18/09/2017
Rooms: 4
Property Type: Unit
Land Size: 213 sqm approx