

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	14 Trelawny Place, St Albans Vic 3021
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$570,000	&	\$620,000
			<u> </u>

Median sale price

Median price	\$669,440	Hou	ise 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.

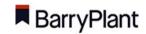
Add	dress of comparable property	Price	Date of sale
1	29 Butler St ST ALBANS 3021	\$620,000	24/03/2018
2	389 Taylors Rd KINGS PARK 3021	\$605,000	21/03/2018
3	3 Sutherland St ALBANVALE 3021	\$600,000	05/04/2018

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.













Rooms: **Property Type:**

Agent Comments

Indicative Selling Price \$570,000 - \$620,000 **Median House Price** March quarter 2018: \$669,440

Comparable Properties



29 Butler St ST ALBANS 3021 (REI/VG)

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Price: \$620,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

Property Type: House (Res) Land Size: 630 sqm approx

Agent Comments

389 Taylors Rd KINGS PARK 3021 (VG)

= 3







Price: \$605,000 Method: Sale Date: 21/03/2018

Rooms: -

Property Type: House (Res) Land Size: 582 sqm approx

Agent Comments

3 Sutherland St ALBANVALE 3021 (REI)

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Agent Comments

Price: \$600,000 Method: Private Sale Date: 05/04/2018

Rooms: 5

Property Type: House (Res) Land Size: 550 sqm approx

Account - Barry Plant





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