

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
14 Trelawny Place, St Albans Vic 3021

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$669,440 House 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	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)

Agent Comments



Price: \$620,000
Method: Auction Sale
Date: 24/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 630 sqm approx

389 Taylors Rd KINGS PARK 3021 (VG)

Agent Comments



Price: \$605,000
Method: Sale
Date: 21/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 582 sqm approx

3 Sutherland St ALBANVALE 3021 (REI)

Agent Comments



Price: \$600,000
Method: Private Sale
Date: 05/04/2018
Rooms: 5
Property Type: House (Res)
Land Size: 550 sqm approx