

## 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 79 Willaton Street, 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)

Range between \$800,000 & \$880,000

#### Median sale price

Median price \$669,000 House X Unit Suburb St Albans

Period - From 01/10/2017 to 31/12/2017 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	13 Albert Cr ST ALBANS 3021	\$890,000	02/09/2017
2	46 Scott Av ST ALBANS 3021	\$850,000	25/11/2017
3	7 Bent St ST ALBANS 3021	\$800,000	23/09/2017

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.

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 3    1    2

**Rooms:**  
**Property Type:** house  
**Land Size:** 696 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$800,000 - \$880,000  
**Median House Price**  
December quarter 2017: \$669,000

## Comparable Properties



**13 Albert Cr ST ALBANS 3021 (REI)**

Agent Comments

 3    1    1

**Price:** \$890,000  
**Method:** Private Sale  
**Date:** 02/09/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 714 sqm approx



**46 Scott Av ST ALBANS 3021 (REI)**

Agent Comments

 3    2    1

**Price:** \$850,000  
**Method:** Auction Sale  
**Date:** 25/11/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 740 sqm approx



**7 Bent St ST ALBANS 3021 (REI/VG)**

Agent Comments

 3    1    2

**Price:** \$800,000  
**Method:** Auction Sale  
**Date:** 23/09/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 693 sqm approx