

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**5/3-5 GOVETT CRESCENT, ST ALBANS**

2 1 1

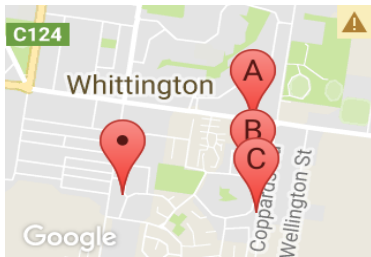
**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$249,000 to \$269,000**

Provided by: Janet McIntosh, Allpoints@Leopold

## MEDIAN SALE PRICE



**ST ALBANS PARK, VIC, 3219**

Suburb Median Sale Price (Unit)

**\$260,000**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**2/164 TOWNSEND RD, ST ALBANS PARK, VIC**

2 1 1

Sale Price

**\*\$258,000**

Sale Date: 01/06/2017

Distance from Property: 987m



**4/4 ENFIELD DR, ST ALBANS PARK, VIC 3219**

2 1 1

Sale Price

**\$245,000**

Sale Date: 26/04/2017

Distance from Property: 855m



**7/25 ENFIELD DR, ST ALBANS PARK, VIC 3219**

2 1 1

Sale Price

**\$250,000**

Sale Date: 20/02/2017

Distance from Property: 883m



This report has been compiled on 31/07/2017 by Allpoints@Leopold. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

5/3-5 GOVETT CRESCENT, ST ALBANS PARK, VIC 3219

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range: \$249,000 to \$269,000

### Median sale price

Median price

\$260,000

House

Unit

X

Suburb

ST ALBANS PARK

Period

01 July 2016 to 30 June 2017

Source

pricfinder

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
2/164 TOWNSEND RD, ST ALBANS PARK, VIC 3219	*\$258,000	01/06/2017
4/4 ENFIELD DR, ST ALBANS PARK, VIC 3219	\$245,000	26/04/2017
7/25 ENFIELD DR, ST ALBANS PARK, VIC 3219	\$250,000	20/02/2017