

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 2 Horham Court, St Albans Vic 3021

Indicative selling price

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

Single price \$650,000

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 24 Watford Rd ST ALBANS 3021	\$620,000	29/08/2017
2 61 Stradbroke Dr ST ALBANS 3021	\$610,000	30/10/2017
3 3 Joyce CI ST ALBANS 3021	\$590,000	04/01/2018

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.



 3  1  1

Rooms:
Property Type: House
Land Size: 610 sqm approx
Agent Comments

Indicative Selling Price
\$650,000
Median House Price
December quarter 2017: \$669,000

Comparable Properties



24 Watford Rd ST ALBANS 3021 (VG)

Agent Comments

 3  -  -

Price: \$620,000
Method: Sale
Date: 29/08/2017
Rooms: -
Property Type: House (Res)
Land Size: 545 sqm approx



61 Stradbroke Dr ST ALBANS 3021 (VG)

Agent Comments

 3  -  -

Price: \$610,000
Method: Sale
Date: 30/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 539 sqm approx



3 Joyce CI ST ALBANS 3021 (REI)

Agent Comments

 3  1  3

Price: \$590,000
Method: Private Sale
Date: 04/01/2018
Rooms: 5
Property Type: House (Res)
Land Size: 600 sqm approx