

## Statement of information

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address: 16 Manikato Court St Albans Park

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$  or range between \$489,000 & \$530,00

### Median sale price

(\*Delete house or unit as applicable)

Median price  \*House  \*Unit  Suburb

Period -From  to  Source

### Comparable property sales (\*Delete A or B below as applicable)

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

Address of comparable property	Price	Date of sale
9 Zazzman Court St Albans Park	\$520,000	17/07/2017
35 Newhaven Avenue St Albans Park	\$510,000	28/04/2017
6 Mandela Court ST Albans Park	\$480,000	13/04/2017

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

## 16 Manikato Court

### St Albans Park

### Comparable Sales

 **6 Mandela Court St Albans Park, VIC, 3219** 🛏️ 4 🚿 2 🚗 2 📏 555m<sup>2</sup> Approx.


**Sale Price: \$480,000**  
Owner Name: M Ravbar, R Ravbar  
Category: House  
Land Use: Detached Dwelling

**Sale Date: 13 Apr 2017**  
Distance: 0.08km  
Zoning: General Residential Zone - Schedule 1

 **35 Newhaven Avenue St Albans Park, VIC, 3219** 🛏️ 4 🚿 2 🚗 2 📏 689m<sup>2</sup> Approx.

**Sale Price: \$510,000**  
Owner Name: A Matthews  
Category: House: Standard  
Land Use: Detached Dwelling

**Sale Date: 28 Apr 2017**  
Distance: 0.14km  
Zoning: General Residential Zone - Schedule 1

 **9 Zazzman Court St Albans Park, VIC, 3219** 🛏️ 4 🚿 2 🚗 4 📏 833m<sup>2</sup> Approx.

**Sale Price: \$520,000**  
Owner Name: R Irwin, T Fedyk  
Category: House: Standard  
Land Use: Detached Dwelling

**Sale Date: 17 Jul 2017**  
Distance: 0.23km  
Zoning: General Residential Zone - Schedule 1