

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

76 Vincent Avenue, St Albans Vic 3021

Indicative selling price

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

Range between \$590,000

&

\$649,000

Median sale price

Median price \$669,440

House

X

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 Watford Rd ST ALBANS 3021	\$645,000	14/03/2018
2	19 Stradbroke Dr ST ALBANS 3021	\$610,000	14/04/2018
3	2 Grist St ST ALBANS 3021	\$592,000	06/03/2018

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:** House (Previously Occupied - Detached)**Land Size:** 697 sqm approx

Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median House Price

March quarter 2018: \$669,440

Comparable Properties

29 Watford Rd ST ALBANS 3021 (VG)

Agent Comments

**Price:** \$645,000**Method:** Sale**Date:** 14/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 534 sqm approx**19 Stradbroke Dr ST ALBANS 3021 (REI)**

Agent Comments

**Price:** \$610,000**Method:** Auction Sale**Date:** 14/04/2018**Rooms:** -**Property Type:** House (Res)**2 Grist St ST ALBANS 3021 (VG)**

Agent Comments

**Price:** \$592,000**Method:** Sale**Date:** 06/03/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 585 sqm approx