

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

6 Ottoman 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)

Single price \$ **OR** Range between \$ 349,000 & \$ 379,000

### Suburb house median sale price

|               |            |               |           |        |                |
|---------------|------------|---------------|-----------|--------|----------------|
| Median price  | \$ 458,000 | Property Type | House     | Suburb | St Albans Park |
| Period - From | April 2019 | to            | June 2019 | Source | REIV           |

### Comparable property sales

**A.** These are the three properties sold within five kilometres of the property for sale in the last eighteen months that RT Edgar Bellarine estate agent and Andrew Biggs consider to be most comparable to the property for sale.

| Address of comparable property              | Price      | Date of sale |
|---|------------|--------------|
| <b>1</b> 19 Durran Street, St Albans Park   | \$ 397,000 | 11/05/2019   |
| <b>2</b> 21 St James Street, St Albans Park | \$ 360,000 | 14/12/2018   |
| <b>3</b> 8 Ottoman Court, St Albans Park    | \$ 373,000 | 06/12/2018   |

**OR**

**B.** RT Edgar Bellarine estate agent and Andrew Biggs reasonably believe that fewer than three comparable properties were sold within five kilometres of the property for sale in the last eighteen months.

**This Statement of Information was prepared on 16/09/2019**