
STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

46 Fox Street, St Albans, VIC 3021

INDICATIVE SELLING PRICE

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

Range Between \$700,000 & \$750,000

MEDIAN SALE PRICE

Median price \$620,250 | House | St Albans (3021)

Period - From 1 March 2017 to 28 February 2018 | Source - CoreLogic

COMPARABLE PROPERTY SALES

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
23 WALTER STREET, ST ALBANS VIC 3021	\$750,000	11/11/2017
111 CONRAD STREET, ST ALBANS VIC 3021	\$715,000	10/09/2017
43 ERICA AVENUE, ST ALBANS VIC 3021	\$780,000	15/11/2017