



STATEMENT OF INFORMATION

3 ERICA AVENUE, ST ALBANS, VIC 3021

PREPARED BY BINH NGUYEN (BENNY), SWEENEY ESTATE AGENTS, SUNSHINE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ERICA AVENUE, ST ALBANS, VIC 3021

3 1 1

Indicative Selling Price

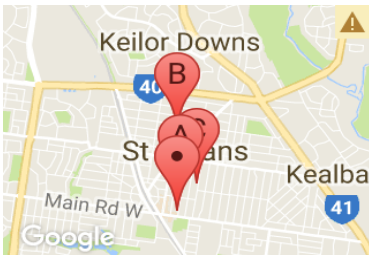
For the meaning of this price see consumer.vic.au/underquoting

Price Range:

\$800,000 to \$850,000

Provided by: Binh Nguyen (Benny), Sweeney Estate Agents, Sunshine

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

\$583,500

01 October 2016 to 30 September 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



29 ERICA AVE, ST ALBANS, VIC 3021

3 2 2

Sale Price

\$811,000

Sale Date: 13/05/2017

Distance from Property: 305m



174 ALFRIEDA ST, ST ALBANS, VIC 3021

3 1 2

Sale Price

\$803,000

Sale Date: 03/07/2017

Distance from Property: 1.2km



57 WALMER AVE, ST ALBANS, VIC 3021

3 1 3

Sale Price

\$763,000

Sale Date: 06/05/2017

Distance from Property: 470m



This report has been compiled on 01/11/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 ERICA AVENUE, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range:

\$800,000 to \$850,000

Median sale price

Median price

\$583,500

House

X

Unit

Suburb

ST ALBANS

Period

01 October 2016 to 30 September 2017

Source



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
29 ERICA AVE, ST ALBANS, VIC 3021	\$811,000	13/05/2017
174 ALFRIEDA ST, ST ALBANS, VIC 3021	\$803,000	03/07/2017
57 WALMER AVE, ST ALBANS, VIC 3021	\$763,000	06/05/2017