

**Nelson
Alexander**

Statement of Information

11 FOX STREET, ST ALBANS, VIC 3021

PREPARED BY PATRICK PHU, NELSON ALEXANDER KEILOR EAST

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



11 FOX STREET, ST ALBANS, VIC 3021

3 2 6

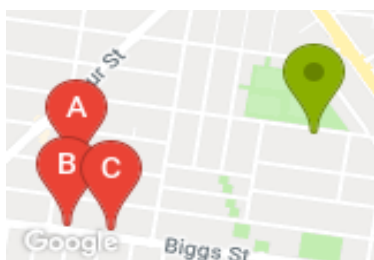
Indicative Selling Price

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

Single Price: **\$809,000**

Provided by: Patrick Phu, Nelson Alexander Keilor East

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

\$618,000

01 October 2017 to 30 September 2018

Provided by: pricfinder

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.



31 HENRY ST, ST ALBANS, VIC 3021

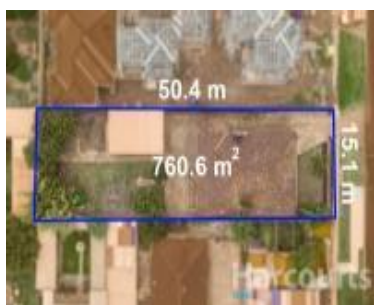
3 1 1

Sale Price

***\$760,000**

Sale Date: 11/08/2018

Distance from Property: 790m



148 BIGGS ST, ST ALBANS, VIC 3021

3 1 3

Sale Price

\$746,000

Sale Date: 11/07/2018

Distance from Property: 875m



130 BIGGS ST, ST ALBANS, VIC 3021

4 1 2

Sale Price

***\$810,000**

Sale Date: 12/11/2018

Distance from Property: 753m



This report has been compiled on 26/11/2018 by Nelson Alexander Keilor East. Property Data Solutions Pty Ltd 2018 - www.pricfinder.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

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**.

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/addressSearch before being entered in this Statement of Information.

Property offered for sale

Address
Including suburb and
postcode

11 FOX STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Single Price:

\$809,000

Median sale price

Median price

\$618,000

House

Unit

Suburb

ST ALBANS

Period

01 October 2017 to 30 September 2018

Source

 pricfinder

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

Address of comparable property	Price	Date of sale
31 HENRY ST, ST ALBANS, VIC 3021	*\$760,000	11/08/2018
148 BIGGS ST, ST ALBANS, VIC 3021	\$746,000	11/07/2018
130 BIGGS ST, ST ALBANS, VIC 3021	*\$810,000	12/11/2018