

STATEMENT OF INFORMATION Single residential property located in the Melbourne metropolitan area.

30

		Sec	ctions	47AF of	the Estate	Agents Act 19
Property offered for sale						
1 Cordelia Grove St Albans						
ice						
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)						
\$575,000	or range between				&	
Median sale price						
(*Delete house or unit as applicable)						
\$600,000	00 *House X *Unit S				St Albans	
Jan 2017 to Dec 2017 Source RE			REIV pro	IV propertydata.com.au		
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				Pric	e	Date of sale
1. 23 Revell Crescent St Albans				\$59	5,000	Sep 2017
2. 6 Charlbury Grove St Albans				\$57	0,000	Sep 2017
3. 32 Andrew Road St Albans				\$57	0,000	Sep 2017
	ice ce see consumer. 6575,000 applicable) 6600,000 Jan 2017 to y sales (*Delete ee properties solo gent's representati property Albans	ce ce see consumer.vic.gov.au/underques575,000 or range between the second of the seco	ce ce see consumer.vic.gov.au/underquoting (* 5575,000 or range between applicable) applicable) Jan 2017 to Dec 2017 y sales (*Delete A or B below as applicable gent's representative considers to be most comproperty Albans Albans	ce ce see consumer.vic.gov.au/underquoting (*Delete see see see consumer.vic.gov.au/underquoting (*Delete see see see consumer.vic.gov.au/underquoting (*Delete see see see see see see see see see	Ce ce see consumer.vic.gov.au/underquoting (*Delete single price 5575,000 or range between Septicable) Septicable) Septicable) Septicable) Jan 2017 to Dec 2017 Source REIV pro Source properties sold within two kilometres of the property for sale gent's representative considers to be most comparable to the property Albans \$59	Ce ce see consumer.vic.gov.au/underquoting (*Delete single price or range as a specificable) sepplicable) Applicable) Thouse X *Unit Suburb St Albans Source REIV propertydata.com y sales (*Delete A or B below as applicable) ee properties sold within two kilometres of the property for sale in the last single gent's representative considers to be most comparable to the property for sale property Price Albans \$595,000

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.

Property data source: REIV propertydata.com.au.