



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)

7 Gibbon Court, ST ALBANS, 3021

Indicative selling price

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

Single Price

or range between

\$550,000

&

\$595,000

Median sale price

Median price

\$565,000

Property type

House

Suburb

ST ALBANS, 3021

Period from

10/08/2016

to

10/08/2017

Source

RP Data

Comparable property sale

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

6 Cobham Street, ST ALBANS, 3021 Victoria

\$510,000

11/02/2017

65 Atheldene Drive, ST ALBANS, 3021 Victoria

\$485,000

02/02/2017

26 Kings Road, ST ALBANS, 3021 Victoria

\$613,000

23/05/2017