

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

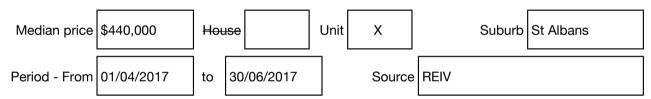
Address Including suburb and postcode

Indicative selling price

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

Range between \$440,000 &

Median sale price



\$480.000

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		Price	Date of sale
1	1/61 Arthur St ST ALBANS 3021	\$495,000	09/08/2017
2	1/12 Disraeli St ST ALBANS 3021	\$465,000	22/08/2017
3	1/3 Harmon Av ST ALBANS 3021	\$435,000	01/06/2017

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.

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propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.









Rooms: Property Type: Agent Comments Indicative Selling Price \$440,000 - \$480,000 Median Unit Price June quarter 2017: \$440,000

Comparable Properties

	1/61 Arthur St ST ALBANS 3021 (REI) Image: 1 Image: 1 Price: \$495,000 Method: Private Sale Date: 09/08/2017 Rooms: 5 Property Type: Unit Land Size: 377 sqm approx	Agent Comments
EBR	1/12 Disraeli St ST ALBANS 3021 (REI) 1 <td< td=""><td>Agent Comments</td></td<>	Agent Comments
	1/3 Harmon Av ST ALBANS 3021 (REI/VG) Image: 1 Image: 1 Price: \$435,000 Method: Private Sale Date: 01/06/2017 Rooms: 5 Property Type: Unit Land Size: 250 sqm approx	Agent Comments

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