

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 4 Cordelia Grove, St Albans VIC 3021

Indicative selling price

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

or range between \$530,000 & \$583,000

Median sale price

(*Delete house or unit as applicable)

Median price \$560,000 *House *Unit Suburb St Albans
 Period - From 5/02/2017 to 05/05/2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

Comparable property sales

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. 11 Charlbury Grove, St Albans VIC 3021	\$550,000	15/04/2017
2. 201 Taylors Road, St Albans VIC 3021	\$550,000	20/01/2017
3. 29 Charlbury Grove, St Albans VIC 3021	\$537,000	24/02/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 05 May 2017.

Additional information about comparable sales.



St Albans 11 Charlbury Grove **4 BED 1 BATH 3 CAR 6 ROOMS**

METHOD Sold Before Auction
TYPE House
LAND 538m2



St Albans 29 Charlbury Grove **3 BED 1 BATH 2 CAR 5 ROOMS**

METHOD Private Sale
TYPE House
LAND 567m2



St Albans 201 Taylors Road **3 BED 1 BATH 1 CAR 5 ROOMS**

METHOD Private Sale
TYPE House
LAND 537m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 5 May 2017.