

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

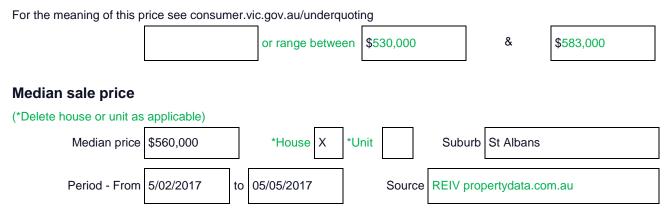
#### Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode

and 4 Cordelia Grove, St Albans VIC 3021

#### Indicative selling price



#### **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. Generated on 05 May 2017.



# Additional information about comparable sales.



St Alban	s 11 Charlbury Grove	4 BED	1 BATH	3 CAR	6 ROOMS
ТҮРЕ	Sold Before Auction House				
LAND	538m2				



St Alban	s 29 Charlbury Grove	3	B BED	1 BATH	2 CAR	5 ROOMS
METHOD TYPE LAND	Private Sale House 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. Generated on 5 May 2017.