

## 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	19 GRANT STREET, ST ALBANS
	3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$550,000 - \$600,000

### Median sale price

Median price	\$546,500	*House	<input checked="" type="checkbox"/>	*Unit	<input type="checkbox"/>	Suburb	ST ALBANS
Period - From	June 2016	to	June 2017	Source	<a href="http://REIV.propertydata.com.au">REIV propertydata.com.au</a>		

### Comparable property sales

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
183 MAIN ROAD WEST ST ALBANS	\$545,000	FEB 2017
16 KODRE STREET ST ALBANS	\$526,000	JAN 2017
11 MURRAY STREET ST ALBANS	\$562,000	FEB 2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au)