

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sales

Address
Including suburb and
postcode 41 Belfort Street , St Albans

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$ or range between \$600,000 & \$650,000

Median sale price

(*Delete house or unit as applicable)

Median price \$630,000 *House x *Unit Suburb St Albans

Period - From 03.03.2017 to 03.09.2017 Source REIV propertydata.com.au

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. 20 Watford Road St Albans	\$ 632,000	15/06/2017
2. 8 Ipswich Street St Albans	\$ 645,000	02/09/2017
3. 40 Novara Parade St Albans	\$ 610,000	29/04/2017

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 30 April 2017