

## STATEMENT OF INFORMATION

# Internet advertising for single residential property located within or outside the Melbourne Metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

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

Single price \$\*  or range between \$560,000 & \$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$600,000 \*House ☒ \*Unit ☐ Suburb or locality ST ALBANS  
Period - From 01/01/2017 to 31/03/2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within \*two kilometres/five kilometres of the property for sale in the last \*6 months/18 months that the estate agent or agent's representative considers to be most comparable to the property for sale. (\*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 40 Novara Parade, St Albans	\$610,500	29 April 2017
2. 15 Mark Street, St Albans	\$577,000	3 Dec 2016
3. 31 Torino Street, St Albans	\$560,000	9 March 2017

OR

**B\* Either** 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.

**Or** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 8 May 2017.

## Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)

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### ST ALBANS 40 Novara Parade

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3 BED 1 BATH 1 CAR 7 ROOMS



**METHOD** Auction  
**TYPE** House  
**LAND** 540m2

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### ST ALBANS 15 Mark Street

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4 BED 2 BATH 2 CAR 7 ROOMS



**METHOD** Private  
**TYPE** House  
**LAND** 550m2

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### ST ALBANS 31 Torino Street

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5 BED 1 BATH 1 CAR 7 ROOMS



**METHOD** Auction  
**TYPE** House  
**LAND** 536m2

Property data source: [REIV propertydata.com.au](https://www.reivpropertydata.com.au). Generated on 8 May 2017.