

## 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 21 Glendenning Street St Albans VIC 3021

### Indicative selling price

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

Single price \$ or range between \$740,000 & \$800,000

### Median sale price

Median price \$560,000 \*House X Suburb St Albans VIC 3021  
Period - From 01-04-2016 to 31-03-2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### 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
1. 23 Scott Avenue St Albans	\$790,000	18-03-2017
2. 3 Pennell Avenue St Albans	\$765,000	11-03-2017
3. 37 Pennell Avenue St Albans	\$730,000	01-03-2017

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