

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 97 Alfrieda Street St Albans VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$650,000

&

\$700,000

Median sale price

Median price \$600,000

*House

X

Suburb St Albans VIC 3021

Period - From 1-01-2017

to

31-03-2017

Source

REIV

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. 172 Alfrieda Street St Albans	\$710,000	1-07-2017
2. 50 Theodore Street St Albans	\$680,000	23-06-2017
3. 10 Leslie Street St Albans	\$631,000	8-07-2017

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