

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 7 Revell Crescent St Albans VIC 3021

Indicative selling price

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

Single price \$559,000 or range between &

Median sale price

Median price \$560,000 *House X Suburb St Albans VIC 3021
Period - From 12-06-2016 to 12-06-2017 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. 217 Taylors Road St Albans	\$550,000	20-05-2017
2. 11 Charlbury Grove St Albans	\$550,000	15-04-2017
3. 29 Charlbury Grove St Albans	\$537,500	30-03-2017

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