

## 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

17 Kiparra Close St Albans

### 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

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median price

\$669,000

\*House

X

\*Unit

Suburb

Albanvale

Period - From

Oct 2017

Dec 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 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. 11 Cox Street St Albans	\$675,000	Feb 2018
2. 16 Clarice Street St Albans	\$670,000	Feb 2018
3. 5 Hibiscus Avenue St Albans	\$630,000	Mar 2018

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).