

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 14 Stevens Road, 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 & \$710,000

Median sale price

Median price \$600,000 *House X *Unit Suburb St Albans
Period - From 01/01/2017 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
22 Henry St ST ALBANS 3021	\$710,000	20/05/2017
38 Walter St ST ALBANS 3021	\$695,000	06/05/2017
23 Shirley St ST ALBANS 3021	\$650,000	01/07/2017

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

Additional information about comparable sales.



St Albans 22 Henry Street

- BED - BATH - CAR

METHOD Private sale
TYPE Land
LAND 804m2



St Albans 38 Walter Street

3 BED 1 BATH 2 CAR 5 ROOMS

METHOD Auction
TYPE House
LAND 668m2



St Albans 23 Shirley Street

3 BED 1 BATH - CAR 5 ROOMS

METHOD Auction
TYPE House
LAND 678m2

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