

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 1/63 Fox Street St Albans 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$439,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$362,500 *House *Unit X Suburb St Albans
Period - From 18/06/2016 to 17/06/2017 Source REIV propertydata.com.au

Comparable property sales

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. 2-64 Leonard Avenue St Albans 3021	\$422,000	16/02/2017
2. 29B Stevens Road St Albans 3021	\$410,000	9/04/2017
3. 2-24 Austin Street St Albans 3021	\$400,000	1/04/2017

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

Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)



St Albans 2-64 Leonard Avenue **2 BED 1 BATH 1 CAR 4 ROOMS**

METHOD Private Sale
TYPE Unit
LAND 157m2



St Albans 29B Stevens Road **2 BED 1 BATH 1 CAR 4 ROOMS**

METHOD Private Sale
TYPE House
LAND 140m2



St Albans 2-24 Austin Street **3 BED 1 BATH 1 CAR 5 ROOMS**

METHOD Private Sale
TYPE Unit
LAND 166m2

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