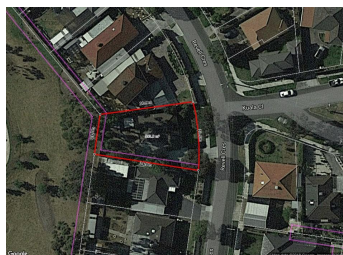


STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



13 REVELL CRESCENT, ST ALBANS, VIC

3 1 2

Indicative Selling Price

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

Price Range: \$530,000 to \$580,000

Provided by: Ian Stewart, Ian Reid Vendor Advocates

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

\$615,000

01 January 2018 to 31 March 2018

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



10 PATONGA DR, DELAHEY, VIC 3037

4 2 2

Sale Price

\$580,000

Sale Date: 30/01/2018

Distance from Property: 1.6km



28 DIAMOND AVE, ALBANVALE, VIC 3021

4 2 4

Sale Price

***\$570,000**

Sale Date: 24/02/2018

Distance from Property: 2km



19 ALDERGATE CRES, KINGS PARK, VIC 3021

3 1 4

Sale Price

***\$585,000**

Sale Date: 06/03/2018

Distance from Property: 1.6km



This report has been compiled on 01/05/2018 by Ian Reid Vendor Advocates. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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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

13 REVELL CRESCENT, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range:

\$530,000 to \$580,000

Median sale price

Median price

\$615,000

House

X

Unit

Suburb

ST ALBANS

Period

01 January 2018 to 31 March 2018

Source



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
10 PATONGA DR, DELAHEY, VIC 3037	\$580,000	30/01/2018
28 DIAMOND AVE, ALBANVALE, VIC 3021	*\$570,000	24/02/2018
19 ALDERGATE CRES, KINGS PARK, VIC 3021	*\$585,000	06/03/2018