

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 2/47A Disraeli Street, St Albans Vic 3021

Indicative selling price

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

Single price or range between \$350,000 & \$365,000

Median sale price

Median price \$350,000

House

Unit

Suburb St Albans

Period - From 04/07/2017

to Current

Source www.realestate.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 – 2/420 Main Road West, St Albans Vic 3021	\$342,000	16/01/2017
2 – 1/20-22 Adelaide Street, St Albans Vic 3021	\$380,000	27/01/2017
3 – 3/56 Douglas Avenue, St Albans Vic 3021	\$350,000	03/06/2017

www.professionalstaylorlakes.com.au