

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 11 Batten Street, St Albans

Indicative selling price

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

Single price \$578,000

Median sale price

(*Delete house or unit as applicable)

Median price \$ 600,000

*House ☒ *

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 (*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	66 Magnolia Street, St Albans	\$ 511,000	May 2017
2	8 Cowper Avenue, St Albans	\$ 518,000	April 2017
3	43 Harmon Avenue, St Albans	\$ 518,000	June 2017

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).