

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 215 Taylors 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 \$520,000 & \$570,000

Median sale price

Median price \$600,000

*House X

Suburb St Albans

Period - From 08-05-2016 to 8-05-2017

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
1. 201 Taylors Road St Albans	\$550,000	20-01-2017
2. 29 Charlbury Grove St Albans	\$537,500	30-03-2017
3. 13 Taylors Road St Albans	\$530,000	17-02-2017

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

Additional information about comparable sales.



201 Taylors Road St Albans

3 BED 1 BATH 1 CAR 7 ROOMS

METHOD Private
TYPE House
LAND 537m2



29 Charlbury Grove St Albans

3 BED 1 BATH 5 CAR 7 ROOMS

METHOD Auction
TYPE House
LAND 567m2



13 Taylors Road St Albans

3 BED 1 BATH 1 CAR 7 ROOMS

METHOD Private
TYPE House
LAND 600m2