

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	2/40 Harmon Avenue, St Albans Vic 3021
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Indicative selling price

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

Range between	\$470,000	&	\$515,000
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Median sale price

Median price	\$440,000	House		Unit	X	Suburb	St Albans
Period - From	01/04/2017	to	30/06/2017	Source	REIV		

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	2/60 Bent St ST ALBANS 3021	\$498,000	22/07/2017
2	90 Leonard Av ST ALBANS 3021	\$495,000	05/04/2017
3	3/69 Vincent Av ST ALBANS 3021	\$479,000	10/08/2017

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.~~