
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

2 Ibsley Court St Albans VIC 3021

Indicative selling price

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

Single price

\$610,000

 or range between

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 &

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Median sale price

Median price

\$600,000

 *House

X

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 Suburb

St Albans VIC 3021

Period - From

01-07-2016

 To

30-06-2017

 Source

REIV

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. 12 Altyre Court St Albans	\$565,000	01-07-2017
2. 215 Taylors Road St Albans	\$565,000	20-05-2017
3. 217 Taylors Road St Albans	\$550,000	20-05-2017

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