

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 43 Harmon Avenue St Albans VIC 3021

Indicative selling price

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

Single price \$539,000

or range between

&

Median sale price

Median price \$600,000

*House X

Suburb St Albans

Period - From 15-05-2016 to 15-05-2017

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. 8 Cowper Avenue St Albans	\$518,000	15-04-2017
2. 8 Kiparra Close St Albans	\$512,000	06-02-2017
3. 31 Kiparra Close St Albans	\$490,000	04-05-2017

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