

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 23 Revell Cresent, St Albans 3021

Indicative selling price

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

or range between \$*520,000 & \$*560,000

Median sale price

(*Delete house or unit as applicable)

Median price \$535,000 *House ☒ ☐ Suburb ST ALBANS 3021
Period - From July 2016 to July 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 63 Atheldene Drive, St Albans	\$475,000	9 March 2017
2. 11 Chalbury Grove, St Albans	\$550,000	15 May 2017
3. 24 Cordelia Grove, St Albans	\$560,000	28 April 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).