

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

1/33 Glyndon Avenue, St Albans, VIC 3021

INDICATIVE SELLING PRICE

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

Range Between \$420,000 & \$440,000

MEDIAN SALE PRICE

Median price \$430,000 | House | St Albans (3021)

Period - From 1 March 2018 to 28 February 2019 | Source - RP Data

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
1/42 IVANHOE AVENUE, ST ALBANS VIC 3021	\$462,500	05/09/2018
1A STATION AVENUE, ST ALBANS VIC 3021	\$460,000	25/02/2019
2/230 MAIN ROAD, ST ALBANS VIC 3021	\$485,000	06/10/2018