
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	1/35 Cobham Street, St Albans
	3021

Indicative selling price

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

Price Range

\$520,000

Median sale price

Median price	\$535,000	*House		*Unit	X	Suburb	St Albans
Period - From	Aug 2016	to	July 2017	Source	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
8 Cowper Avenue, St Albans	\$515,000	April 2017
1/9 Bretton Cres, St Albans	\$480,000	May 2017
46A Collins Street, St Albans	\$460,000	June 2017

Property data source: REIV propertydata.com.au