

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

3/29 LESLIE STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range: \$480,000 to \$520,000

Median sale price

Median price

\$395,000

House

Unit

X

Suburb

ST ALBANS

Period

01 April 2017 to 31 March 2018

Source

pricefinder

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
3/73 MCARTHUR AVE, ST ALBANS, VIC 3021	\$506,500	08/03/2018
2/110 BIGGS ST, ST ALBANS, VIC 3021	**\$550,000	23/03/2018
3/22 FOX ST, ST ALBANS, VIC 3021	*\$485,000	10/02/2018