

STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sales

Address
Including suburb and
postcode

2/42 James Street, St Albans

Indicative selling price

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

Single price \$469,000

or range between

\$

&

\$

Median sale price

(*Delete house or unit as applicable)

Median price \$440,000

*House

*Unit

x

Suburb St Albans

Period - From 31.01.2017 to 31.08.2017

Source 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. 2/2 Vule Street, St Albans	\$ 450,000	15/07/2017
2. 1/8 McRae Avenue, St Albans	\$ 420,000	07/07/2017
3. 1/3 Harmon Avenue, St Albans	\$ 435,000	01/06/2017

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. Generated on 30 April 2017