

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 15 Anna Street St Albans VIC 3021

Indicative selling price

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

Single price \$* or range between \$570,000 & \$620,000

Median sale price

(*Delete house or unit as applicable)

Median price \$600,000 *House X *Unit Suburb St Albans
Period - From 01/01/2017 to 31/03/2017 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. 30 Willow Avenue St Albans VIC 3021	\$600,000	17/12/2016
2. 219 Main Road West St Albans VIC 3021	\$585,000	25/02/2017
3. 15 Mark Street St Albans VIC 3021	\$577,000	16/01/2017

OR

Property data source: REIV propertydata.com.au.

Additional information about comparable sales.

(This page is optional – Delete this whole page if that is your preference)



St Albans 30 Willow Avenue

3 BED 1 BATH 1 CAR 5 ROOMS

METHOD Auction
TYPE House
LAND 530m2



St Albans 219 Main Road West

3 BED 1 BATH 2 CAR 5 ROOMS

METHOD Auction
TYPE House
LAND 595m2



St Albans 15 Mark Street

3 BED 1 BATH 2 CAR 5 ROOMS

METHOD Private Sale
TYPE House
LAND 604m2

Property data source: [REIV propertydata.com.au](https://www.reivpropertydata.com.au).