

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 36 Cowper Avenue St Albans VIC 3021

Indicative selling price

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

Single price \$ or range between \$550,000 & \$600,000

Median sale price

Median price \$600,000 *House ☒ Suburb St Albans
Period - From 16-02-2017 to 16-05-2017 Source [REIV propertydata.com.au](http://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
1. 79 Ivanhoe Avenue St Albans	\$588,000	16-02-2017
2. 51 Leonard Avenue St Albans	\$570,000	30-03-2017
3. 18 Reaburn Avenue St Albans	\$560,500	16-01-2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

Additional information about comparable sales.



79 Ivanhoe Avenue St Albans**3 BED 1 BATH 1 CAR 7 ROOMS**

METHOD Private
TYPE House
LAND 650m2



51 Leonard Avenue St Albans**2 BED 1 BATH 1 CAR 7 ROOMS**

METHOD Private
TYPE House
LAND 650m2



18 Reaburn Avenue St Albans**3 BED 1 BATH 1 CAR 7 ROOMS**

METHOD Auction
TYPE House
LAND 650m2