
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	20 MANFRED AVE, ST ALBANS

Indicative selling price

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

Price Range \$590,000 - \$640,000

Median sale price

Median price	\$535,000	*House	x	*Unit		Suburb	ST ALBANS
Period - From	June 2016	to	June 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
1. 6 Manfred Ave, St Albans	\$582,000	Feb 2017
2. 42 Manfred Ave, St Albans	\$617,000	May 2017
3. 13 Harmon Ave, St Albans	\$621,000	June 2017

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

