
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

37 Harmon 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 \$610,000 & \$660,000

Median sale price

Median price

\$560,000

*House

X

Suburb

St Albans VIC 3021

Period - From

01-04-2016

to

31-03-2017

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. 13 Harmon Avenue St Albans	\$621,000	17-06-2017
2. 45 Harmon Avenue St Albans	\$600,000	28-01-2017
3. 12 Harmon Avenue St Albans	\$610,000	27-05-2017

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