

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

| | |
|---|---|
| Address Including suburb and postcode | 1/11 Luxford Street, St Albans Vic 3021 |
|---|---|

Indicative selling price

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

Single price \$469,000

Median sale price

| | | | | | | | |
|---------------|------------|-------|------------|--------|------|--------|-----------|
| Median price | \$455,000 | House | | Unit | X | Suburb | St Albans |
| Period - From | 01/07/2017 | to | 30/09/2017 | Source | REIV | | |

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 | 3/64 George St ST ALBANS 3021 | \$468,000 | 08/09/2017 |
| 2 | 1/63 Fox St ST ALBANS 3021 | \$440,000 | 23/07/2017 |
| 3 | 1/2 Lester Av ST ALBANS 3021 | \$438,000 | 14/10/2017 |

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.~~