

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 3 Chestnut Drive St Albans VIC 3021

Indicative selling price

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

Single price or range between \$600,000 & \$660,000

Median sale price

Median price \$560,000 *House ☒ Suburb St Albans VIC 3021

Period - From 01-04-2016 to 31-03-2017 Source REIV

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. 76 Stradbroke Drive St Albans	\$645,000	01-04-2017
2. 16 Waveney Street St Albans	\$640,000	24-04-2017
3. 14 Maple Crescent St Albans	\$615,000	18-05-2017

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