

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 Yan Yean Place, St Albans

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price

or range between

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$638,000

*House

X

*Unit

Suburb

St Albans

Period - From

01/04/2018

to

30/06/2018

Source

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

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 8 Maroondah Court, St Albans	\$650,000	15/05/2018
2 6 Jeffrey Close, St Albans	\$638,000	02/06/2018
3 115 Denton Avenue, St Albans	\$630,000	22/05/2018

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.

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