

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 90 Leonard Avenue, St Albans Vic 3021

Indicative selling price

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

Single price \$539,000

Median sale price

Median price \$460,000 House Unit X Suburb St Albans
 Period - From 01/01/2018 to 31/03/2018 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	39 Fox St ST ALBANS 3021	\$540,000	28/03/2018
2	1 Ralph Av ST ALBANS 3021	\$525,000	15/02/2018
3	4/18 James St ST ALBANS 3021	\$510,000	23/01/2018

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.



Rooms:
Property Type: Land
Land Size: 335 sqm approx
Agent Comments

Indicative Selling Price
 \$539,000
Median Unit Price
 March quarter 2018: \$460,000

Comparable Properties



39 Fox St ST ALBANS 3021 (REI)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 28/03/2018
Rooms: 5
Property Type: House (Res)
Land Size: 350 sqm approx

1 Ralph Av ST ALBANS 3021 (VG)

Agent Comments



Price: \$525,000
Method: Sale
Date: 15/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 537 sqm approx



4/18 James St ST ALBANS 3021 (VG)

Agent Comments



Price: \$510,000
Method: Sale
Date: 23/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 240 sqm approx