

## 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

5 POPLAR COURT, ST ALBANS, VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price / Range

\$600,00 to \$660,000

### Median sale price

Median price

\$530,000

House

☒

Unit

☐

Suburb

ST ALBANS

Period

01 April 2016 to 31 March 2017

Source



### 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 |
|-------------------------------------|------------|--------------|
| 10 BREYDON CRT, ST ALBANS, VIC 3021 | *\$630,000 | 06/05/2017   |
| 38 OLEANDER DR, ST ALBANS, VIC 3021 | *\$595,000 | 29/03/2017   |
| 80 MULHALL DR, ST ALBANS, VIC 3021  | \$565,000  | 10/12/2016   |