

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 26 Watford Road 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 \$600,000 & \$630,000

Median sale price

(*Delete house or unit as applicable)

Median price \$620,250

*House

X

*Unit

Suburb

St Albans

Period - From Mar 2017

Feb 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. 14 Harleston Street St Albans	\$627,000	Mar 2018
2. 61 Stradbroke Drive St Albans	\$610,000	Oct 2017
3. 20 Ravenna Street St Albans	\$622,000	Nov 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.

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