

## 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 2/2 VULE STREET, ST ALBANS

### Indicative selling price

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

or range between \$450,000 & \$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$362,500

\*Unit X

Suburb ST ALBANS

Period - From 01/04/2016 to 31/03/2017

Source REIV [propertydata.com.au](http://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. 23a Erica Avenue, St Albans	\$486,000	24/11/2016
2. 35A Lima Street, St Albans	\$472,000	06/05/2017
3. 1 Garfield Street, St Albans	\$430,000	01/02/2017

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