

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

71 Erica Avenue 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

\$880,000

or range between

&

Median sale price

(*Delete house or unit as applicable)

Median price

\$626,000

*House

X

*Unit

Suburb

Albanvale

Period - From

Jun 2017

Jun 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. 110 Alfrieda Street St Albans	\$910,000	Apr 2018
2. 3 Erica Avenue St Albans	\$965,000	Feb 2018
3. 16 Elizabeth Street St Albans	\$940,000	Jan 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).