

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 3/30-32 Ivanhoe 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 \$399,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$455,000 *House *Unit X Suburb St Albans
Period - From 01/07/2017 to 30/09/2017 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 3/57 Perrett Avenue, St Albans	\$426,000	27/08/2017
2 4/52 Conrad Street, St Albans	\$420,000	27/09/2017
3 2/119 Fox Street, St Albans	\$410,000	06/09/2017

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).