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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address Including suburb and postcode	3 Pimelea Terrace, St Albans
	3021

**Indicative selling price**

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

Price Range	\$570,000 - \$610,000
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**Median sale price**

Median price	\$546,500	*House	x	*Unit		Suburb	ST ALBANS
Period - From	Aug 2016	to	July 2017	Source	REIV propertydata.com.au		

**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
72 Moondani Avenue St Albans VIC	\$580,000	May 2017
11 Batten Street St Albans VIC	\$570,000	July 2017
2 Pottenger Way St Albans VIC	\$526,000	Feb 2017

Property data source: REIV propertydata.com.au