

## 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

8 IPSWICH STREET, ST ALBANS, VIC 3021

### Indicative selling price

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

Price Range: \$600,000 to \$650,000

### Median sale price

Median price

\$550,000

House

X

Unit

Suburb

ST ALBANS

Period

01 July 2016 to 30 June 2017

Source

 pricefinder

### 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 |
|---------------------------------------|------------|--------------|
| 33 NORMAN ST, ST ALBANS, VIC 3021     | *\$600,000 | 24/06/2017   |
| 37 HARMON AVE, ST ALBANS, VIC 3021    | *\$625,000 | 22/07/2017   |
| 76 STRADBROKE DR, ST ALBANS, VIC 3021 | \$645,000  | 01/04/2017   |