

## 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 23 Leonard Avenue 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)

Single price \$660,000 or range between &

### Median sale price

Median price \$630,000 \*House ☒ Suburb St Albans VIC 3021  
Period - From 01-04-2017 to 30-06-2017 Source REIV

### 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
1. 8 Avondale Avenue St Albans	\$651,000	17-06-2017
2. 66 Leonard Avenue St Albans	\$642,900	26-05-2017
3. 40 Leonard Avenue St Albans	\$625,000	11-04-2017

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