

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 1/52 Conrad Street, St Albans 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$* or range between \$420,000 & \$460,000

Median sale price

Median price \$440,000 *House *Unit X Suburb St Albans

Period - From 01/04/2017 to 30/06/2017 Source [REIV propertydata.com.au](http://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
109a Power St ST ALBANS 3021	\$457,000	27/05/2017
2/80 Errington Road ST ALBANS 3021	\$443,000	15/04/2017
2/29 Grant Street ST ALBANS 3021	\$425,000	08/04/2017

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