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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 10 LESLIE STREET, ST ALBANS 3021 VIC

**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$620,000 & \$660,000

**Median sale price**

(\*Delete house or unit as applicable)

Median price \$520,000 \*House ☒ \*Unit ☐ Suburb ST ALBANS

Period - From JUNE 2016 to MAY 2017 Source REIV propertydata.com.au

**Comparable property sales**

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
6 Grace Street, St Albans	\$632,000	May 2017
40 Leonard Avenue, St Albans	\$625,000	April 2017
52 Leslie Street, St Albans	\$600,000	May 2017

Property data source: REIV propertydata.com.au.