
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

| |
|-----------------------------------|
| 2 Mytton Close St Albans VIC 3021 |
|-----------------------------------|

Indicative selling price

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

Single price or range between &

Median sale price

Median price *House Suburb

Period - From To Source

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. 1 Harris St ST ALBANS 3021 | \$630,000 | 17-06-2017 |
| 2. 30 Harris St ST ALBANS 3021 | \$595,000 | 23-04-2017 |
| 3. 11 Batten St ST ALBANS 3021 | \$570,000 | 19-07-2017 |

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