

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 6/9 Grant Street St Albans 3021

Indicative selling price

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

Single price \$339,000

Median sale price

(*Delete house or unit as applicable)

Median price \$385,000 *House *Unit Suburb St Albans
Period - From 01/07/2016 to 30/06/2017 Source [REIV propertydata.com.au](http://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
5/30 Shirley Street St Albans 3021	\$330,000	08/05/2017
4/41-43 James Street St Albans 3021	\$325,000	19/07/2017
2/35 Anna Street St Albans 3021	\$315,000	05/04/2017

OR

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