

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

90 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 \$559,000

#### Median sale price

Median price \$460,000

House

Unit

X

Suburb

St Albans

Period - From 01/01/2018

to 31/03/2018

Source REIV

#### Comparable property sales (\*Delete A or B below as applicable)

**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 |
|---|--------------------------------|-----------|--------------|
| 1 | 2/110 Biggs St ST ALBANS 3021  | \$550,000 | 15/04/2018   |
| 2 | 39 Fox St ST ALBANS 3021       | \$540,000 | 16/04/2018   |
| 3 | 42a Vincent Av ST ALBANS 3021  | \$540,000 | 09/12/2017   |

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



**Rooms:**  
**Property Type:** Land  
**Land Size:** 335 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$559,000  
**Median Unit Price**  
March quarter 2018: \$460,000

## Comparable Properties



2/110 Biggs St ST ALBANS 3021 (REI)

Agent Comments



**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 15/04/2018  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 250 sqm approx



39 Fox St ST ALBANS 3021 (REI)

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 16/04/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 350 sqm approx



42a Vincent Av ST ALBANS 3021 (REI/VG)

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 09/12/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 309 sqm approx