

## 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 2/31 Leslie Street 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 \$485,000 or range between &

### Median sale price

Median price \$440,000 \*House Unit X Suburb St Albans  
Period - From 01-04-2017 to 30-06-2017 Source REIV

### 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. 109a Power Street St Albans 3021	\$457,000	27-05-2017
2. 2/49 Ivanhoe Avenue St Albans 3021	\$450,000	03-03-2017
3. 6/31 Marsden Crescent St Albans 3021	\$446,000	1-07-2017

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