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

30 Leslie Street St Albans VIC 3021

Indicative selling price

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

Single Price	or range between	\$520,000	&	\$570,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$575,000	Property type		House		Suburb	St Albans
Period-from	01 Oct 2018	to	30 Sep 2019		Source		Corelogic

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 6 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	
39 Leslie Street St Albans VIC 3021	\$544,500	17-Jun-19	
22 Swansea Parade St Albans VIC 3021	\$550,000	23-Jul-19	
28 Chelmsford Crescent St Albans VIC 3021	\$560,000	07-Jun-19	

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 6 months.

This Statement of Information was prepared on: 17 October 2019



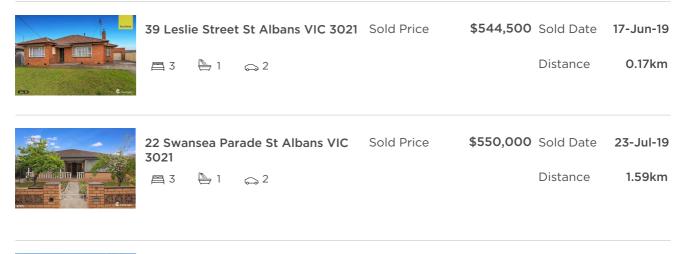
consumer.vic.gov.au

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28 Che VIC 30	lmsford 21	Crescent St Albans	Sold Price	^{RS} \$560,000	Sold Date	07-Jun-19
昌 3	1	⇔ 4			Distance	1.51km

RS = Recent sale UN = Undisclosed Sale

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