



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

3/51 Ivanhoe Avenue St Albans VIC 3021

2 1 1

Indicative Selling Price

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

Single Price \$465,000

Median Sale Price

\$425,000 Units in St albans between 01 Oct 2017 - 30 Sep 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



1/71 Leonard Avenue St Albans VIC 3021 Sold Price **\$483,000** Sold Date **10-Aug-18**
 2 1 1 Distance **0.17km**



2B Leslie Street St Albans VIC 3021 Sold Price **\$450,000** Sold Date **16-Oct-18**
 2 1 1 Distance **0.58km**



2/34 Norman Street St Albans VIC 3021 Sold Price **\$410,000** Sold Date **15-Aug-18**
 2 1 1 Distance **0.75km**

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