



# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

2/30-32 Ivanhoe Avenue St Albans VIC 3021

2 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$360,000

## Median Sale Price

\$421,250 Units in St albans between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## Comparable Property Sales

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.



**1/78 Perrett Avenue St Albans VIC 3021** Sold Price **\$410,000** Sold Date **02-Apr-19**  
 2 1 1 Distance **0.81km**



**6/7-11 Henry Street St Albans VIC 3021** Sold Price <sup>RS</sup> **\$322,000** Sold Date **08-Jun-19**  
 2 1 1 Distance **0.96km**



**3/58 Henry Street St Albans VIC 3021** Sold Price **\$400,000** Sold Date **07-Jan-19**  
 2 1 - Distance **1.56km**

RS = Recent sale      UN = Undisclosed Sale

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