

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

85 OLEANDER DRIVE, 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

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$600,000

*House

X

*Unit

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Suburb

ST ALBANS

Period - From

01 January 2018

to

31 December 2018

Source

Price Finder

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
16 LAKESPUR DRIVE, ST ALBANS VIC 3021	\$639,000	21/12/2018
24 OLEANDER DRIVE, ST ALBANS VIC 3021	\$600,000	08/10/2018
6 THORNTON DRIVE, ST ALBANS VIC 3021	\$590,000	15/07/2018

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.