# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## **Sections 47AF of the Estate Agents Act 1980**

#### Property offered for sale

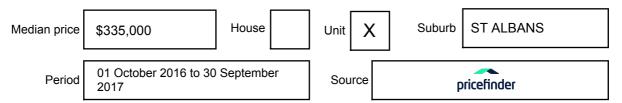
Address Including suburb and postcode	
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## Indicative selling price

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

Price Range: \$660000 to \$720000

## Median sale price



## 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
2/170 WILLIAM ST, ST ALBANS, VIC 3021	*\$640,000	21/10/2017
74 THEODORE ST, ST ALBANS, VIC 3021	*\$610,000	03/10/2017
82 HENRY ST, ST ALBANS, VIC 3021	*\$603,000	13/12/2017