

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

2/46 WALMER AVENUE, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range: \$490,000 to \$539,000

Median sale price

Median price \$335,000

House

Unit

X

Suburb ST ALBANS

Period 01 July 2016 to 30 June 2017

Source



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
1/63 WALMER AVE, ST ALBANS, VIC 3021	*\$580,000	04/04/2017
1/84 LEONARD AVE, ST ALBANS, VIC 3021	*\$492,000	07/06/2017
2/52 WALTER ST, ST ALBANS, VIC 3021	*\$500,000	17/06/2017