
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

1/8 McRae Avenue, St Albans

Indicative selling price

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

 range between

\$380,000

 &

\$410,000

Median sale price

Median price

\$340,000

 | Unit Suburb

St Albans

Period - From

Nov 2016

 to

April 2017

 Source

REIV propertydata.com.au

Comparable property sales

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
1 1/45 George Street, St Albans	\$432,500	04/05/2017
2 3/1B Stevens Road, St Albans	\$385,000	16/01/2017
31/20-22 Adelaide Street, St Albans	\$380,000	27/01/2017

Property data source: REIV propertydata.com.au