

## 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

141 WILLIAM STREET, ST ALBANS, VIC 3021


#### Indicative selling price

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

Price Range: \$750,000 to \$780,000

#### Median sale price

Median price \$591,000 House ☒ Unit ☐ Suburb ST ALBANS

Period 01 January 2017 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
76 PERRETT AVE, ST ALBANS, VIC 3021	*\$711,100	08/07/2017
1 THEODORE ST, ST ALBANS, VIC 3021	\$760,000	01/06/2017
3 PENNELL AVE, ST ALBANS, VIC 3021	\$762,000	11/03/2017