

## 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

3 AVONDALE AVENUE, 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)

Single Price: \$659,000

### Median sale price

Median price

\$615,000

House

X

Unit

Suburb

ST ALBANS

Period

01 January 2018 to 30 June 2018

Source

pricfinder

### 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 VINCENT AVE, ST ALBANS, VIC 3021 | *\$640,000 | 18/06/2018   |
| 26 WATFORD RD, ST ALBANS, VIC 3021  | *\$620,000 | 05/05/2018   |
| 63 VIEW ST, ST ALBANS, VIC 3021     | \$640,000  | 08/02/2018   |