

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

74 THEODORE 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:

\$500000 to \$520000

Median sale price

Median price

\$335,000

House

Unit

X


Suburb

ST ALBANS

Period

01 October 2016 to 30 September 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
1/17 ODESSA AVE, KEILOR DOWNS, VIC 3038	*\$605,000	02/12/2017
2/18 GEORGE ST, ST ALBANS, VIC 3021	\$490,000	18/08/2017
2/46 WALMER AVE, ST ALBANS, VIC 3021	\$494,000	14/08/2017