## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

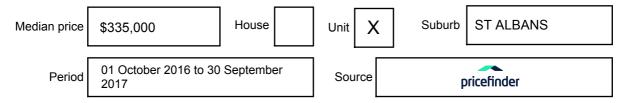
| Address<br>Including suburb and<br>postcode | 74 THEODORE STREET, ST ALBANS, VIC 3021 |
|---|---|
|---|---|

## Indicative selling price

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

Price Range: \$500000 to \$520000

## Median sale price



#### 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   |