

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 179 Sunshine Avenue, St Albans Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$750,000 or range between \$ & \$

Median sale price

(*Delete house or unit as applicable)

Median price \$600,000 *House X *Unit Suburb St Albans
Period - From 01/01/2017 to 31/03/2017 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 38 Walter St, ST ALBANS 3021	\$695,000	06/05/2017
2 76 Lester Av, ST ALBANS 3021	\$690,000	06/01/2017
3 37 Reaburn Av, ST ALBANS 3021	\$685,000	02/03/2017

Property data source: REIV propertydata.com.au.

Additional information about comparable sales.



St Albans 38 Walter St

3 BED 1 BATH 2 CAR 5 ROOMS

METHOD Auction
TYPE House
LAND 668m2



St Albans 76 Lester Av

3 BED 1 BATH 1 CAR 5 ROOMS

METHOD Auction
TYPE House
LAND 697m2



St Albans 37 Reaburn Av

4 BED 2 BATH 2 CAR 6 ROOMS

METHOD Auction
TYPE House
LAND 650m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au).