

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 William Street, St Albans VIC 3021

Indicative selling price

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

Range from \$680,000 -
\$740,000

Median sale price

Median price \$535,000 *House x *Unit Suburb ST ALBANS
Period - From July 2016 to June 2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

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. 69 Millawa Avenue, St Albans VIC 3021	\$680,000	February 2017
2. 41 Pennell Avenue St Albans VIC 3021	\$702,500	April 2017
3. 76 Perrett Avenue St Albans VIC 3021	\$711,100	July 2017

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