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# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

117 William Street St Albans VIC 3021

3 1 2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$750,000

## Median Sale Price

\$620,001 Houses in St albans between 01 Dec 2017 - 30 Nov 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**81 Oberon Avenue St Albans VIC 3021**

3 1 1

Sold Price **\$650,000** Sold Date **12-Nov-18**

Distance **0.12km**



**93 William Street St Albans VIC 3021**

3 1 1

Sold Price **\$750,000** Sold Date **29-Oct-18**

Distance **0.24km**



**15 Glendenning Street St Albans VIC 3021**

3 1 4

Sold Price **\$850,000** Sold Date **31-May-18**

Distance **1.55km**

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