

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Florence James Real Estate - Braeden Henry 0428782733, email : braeden@fjre.com.au

Property offered for sale

Address
Including suburb and
postcode 5a Mc Arthur Avenue St Albans Vic 3021.

Indicative selling price

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

or range
between

\$ 285,000

&

\$295,000

Median sale price

Median price

\$431,000

Unit

x

Suburb

St Albans Vic 3021.

Period - From

01/12/2017

to

30/11/2018

Source

Core Logic

Comparable property sales.

B* The estate agent or agent's representative reasonably believes fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.