



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 46 James Street, ST ALBANS 3021

House



3 beds



1 baths



1 parking

### Indicative selling price

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

## Range \$740,000 - \$760,000

### Median sale price

Median **House** for **ST ALBANS** for period **Sep 2017 - Mar 2018**

Sourced from **Pricefinder**.

## \$630,000

### Comparable property sales

These are the three properties sold within two kilo metres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**6 COBHAM STREET,**  
ST ALBANS 3021

Price **\$758,000** Sold 18  
November 2017

**260 MAIN ROAD,**  
ST ALBANS 3021

Price **\$755,000** Sold 21  
November 2017

**23 WALTER STREET,**  
ST ALBANS 3021

Price **\$750,000** Sold 11  
November 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Ray White St Albans

308 Main Road East,  
St Albans VIC 3021

### Contact agents



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