



YPA St Albans

M 03 9364 1888
E stalbans@ypa.com.au

STATEMENT OF INFORMATION

Prepared on 15 Apr 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

11 Thorndon Drive St Albans VIC 3021

3 1 2

Indicative Selling Price

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

Single Price \$460,000

Median Sale Price

\$610,000 Houses in St albans between 01 Apr 2018 - 31 Mar 2019

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.



1/54 East Esplanade St Albans VIC 3021 Sold Price ^{RS} **\$450,000** Sold Date **22-Mar-19**
 3 1 1 Distance **1.54km**



2/5 Emily Street St Albans VIC 3021 Sold Price ^{RS} **\$430,000** ^{UN} Sold Date **05-Apr-19**
 2 1 1 Distance **1.58km**



20 Grist Street St Albans VIC 3021 Sold Price ^{RS} **\$498,500** Sold Date **14-Mar-19**
 3 1 2 Distance **1.64km**

RS = Recent sale **UN** = Undisclosed Sale

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