

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

8 Kate St,  
ST ALBANS 3021

### Indicative selling price

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

**Range \$850,000 - \$930,000**

### Median sale price

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

Sourced from [realestate.com.au](http://realestate.com.au).

**\$632,500**

### 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 the most comparable to the property for sale.

**87 Alfrieda Street,**  
St Albans 3021

Price **\$1,090,000** Sold 24  
April 2018

**79 Alfrieda Street,**  
St Albans 3021

Price **\$958,000** Sold 18 June  
2018

**40 Andrea Street,**  
St Albans 3021

Price **\$912,000** Sold 24  
March 2018

### 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 [realestate.com.au](http://realestate.com.au).

House

4 beds

1 baths

2 parking

### Sahara Real Estate

Shop 14, 211 Leakes Road,  
Truganina VIC 3029

### Contact agents

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