

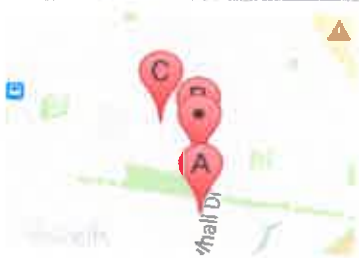
## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980

**2 DISS COURT, ST ALBANS, VIC 3021****Indicative Selling Price**For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)**Price Range: \$650,000 to \$700,000**

Provided by: Binh Nguyen ( Benny), Sweeney Estate Agents, Sunshine

## MEDIAN SALE PRICE

**ST ALBANS, VIC, 3021****Suburb Median Sale Price (House)****\$605,000**

01 January 2017 to 31 December 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

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 most comparable to the property for sale.

**74 OLEANDER DR, ST ALBANS, VIC 3021****Sale Price****\$669,000**

Sale Date: 14/10/2017

Distance from Property: 370m

**8 IPSWICH ST, ST ALBANS, VIC 3021****Sale Price****\$645,000**

Sale Date: 02/09/2017

Distance from Property: 126m

**26 ORFORD RD, ST ALBANS, VIC 3021****Sale Price****\$700,000**

Sale Date: 26/10/2017

Distance from Property: 416m

This report has been compiled on 12/01/2018 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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