



YPA St Albans
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STATEMENT OF INFORMATION

Prepared on 16 Nov 2017

HOUSE Offered for Sale

39 Stradbroke Drive St Albans VIC 3021

3 1 2

Indicative Selling Price

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

Range between \$600,000 & \$660,000

Median Sale Price

\$580,000 Houses in St albans between Nov 2016 - Oct 2017

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 Orford Road St Albans VIC 3021

3 1 1

Sold Price

\$650,500

Sold Date

22-Aug-17

Distance

0.17km



28 Bent Street St Albans VIC 3021

3 1 2

Sold Price

\$700,000

Sold Date

16-Jun-17

Distance

1.06km



61 Stradbroke Drive St Albans VIC 3021

3 1 2

Sold Price

\$610,000

Sold Date

31-Oct-17

Distance

0.17km

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