



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 16 Apr 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

38 Gillespie Road St Albans VIC 3021

3 1 2

Indicative Selling Price

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

Range between \$460,000 & \$495,000

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 Meadowbank Court Kings Park VIC 3021

Sold Price

^{RS} **\$460,000**

Sold Date

25-Mar-19

3 1 1

Distance

0.97km



20 Grist Street St Albans VIC 3021

Sold Price

^{RS} **\$498,500**

Sold Date

14-Mar-19

3 1 2

Distance

1.36km



13 Longfellow Drive Delahey VIC 3037

Sold Price

\$462,000

Sold Date

04-Nov-18

3 1 2

Distance

1.4km

RS = Recent sale

UN = Undisclosed Sale

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