



YPA St Albans  
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## STATEMENT OF INFORMATION

Prepared on 13 Feb 2018

### UNIT Offered for Sale

2/98 View Street St Albans VIC 3021

2 1 2

### Indicative Selling Price

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

Single Price \$420,000

### Median Sale Price

\$345,000 Units in St albans between Feb 2017 - Jan 2018

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.

<b>1/46 Walmer Avenue St Albans VIC 3021</b>	Sold Price	<b>\$419,000</b>	Sold Date	<b>03-Dec-17</b>
3  1  -			Distance	<b>0.3km</b>



<b>1/235 Main Road West St Albans VIC 3021</b>	Sold Price	<b>\$420,000</b>	Sold Date	<b>02-Jan-18</b>
2  1  1			Distance	<b>1.84km</b>



<b>1/8 Michael Avenue St Albans VIC 3021</b>	Sold Price	<b>\$427,000</b>	Sold Date	<b>02-Nov-17</b>
3  1  1			Distance	<b>1.07km</b>

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