



YPA St Albans  
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## STATEMENT OF INFORMATION

Prepared on 26 Feb 2018

### HOUSE Offered for Sale

69 Glyndon Avenue St Albans VIC 3021

3 1 2

### Indicative Selling Price

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

Range between \$585,000 & \$640,000

### Median Sale Price

\$606,000 Houses 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.



**37 Avondale Avenue St Albans VIC 3021** Sold Price **\$620,000** Sold Date **08-Sep-17**  
 3 1 1 Distance **0.39km**



**10 Manfred Avenue St Albans VIC 3021** Sold Price **\$600,000** Sold Date **02-Sep-17**  
 3 1 1 Distance **0.61km**



**20 Ivanhoe Avenue St Albans VIC 3021** Sold Price **\$675,000** Sold Date **14-Oct-17**  
 3 1 1 Distance **0.53km**

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