



YPA St Albans  
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## STATEMENT OF INFORMATION

Prepared on 16 Oct 2017

### HOUSE Offered for Sale

7 Adams Street St Albans VIC 3021

3 2 2

### Indicative Selling Price

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

Range between \$750,000 & \$800,000

### Median Sale Price

\$571,000 Houses in St albans between Oct 2016 - Sep 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.



**33 Cleveland Street St Albans VIC 3021**

3 1 2

Sold Price

**\$765,000**

Sold Date

**07-Oct-17**

Distance

**0.58km**



**9 Hook Street St Albans VIC 3021**

4 2 3

Sold Price

**\$835,000**

Sold Date

**06-May-17**

Distance

**0.91km**



**1 Theodore Street St Albans VIC 3021**

3 2 2

Sold Price

**\$760,000**

Sold Date

**01-Jun-17**

Distance

**1.7km**

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