



YPA St Albans
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STATEMENT OF INFORMATION

Prepared on 12 Apr 2018

HOUSE Offered for Sale

17 Browne Avenue St Albans VIC 3021

4 2 1

Indicative Selling Price

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

Range between \$650,000 & \$680,000

Median Sale Price

\$620,250 Houses in St albans between Apr 2017 - Mar 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.



26 Orford Road St Albans VIC 3021	Sold Price	\$700,000	Sold Date	26-Oct-17
5 2 4			Distance	1.85km



63 Lovell Drive St Albans VIC 3021	Sold Price	\$676,000	Sold Date	24-Feb-18
4 2 1			Distance	0.36km



32 Yarmouth Avenue St Albans VIC 3021	Sold Price	\$660,000	Sold Date	09-Dec-17
4 1 1			Distance	1.6km

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