



YPA St Albans
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STATEMENT OF INFORMATION

Prepared on 23 Jul 2018

UNIT Offered for Sale

3/1-3 Ruth Street St Albans VIC 3021

2 1 1

Indicative Selling Price

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

Range between \$320,000 & \$350,000

Median Sale Price

\$417,000 Units in St albans between Jul 2017 - Jun 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.



2 Shirley Street St Albans VIC 3021 Sold Price **\$350,000** Sold Date **01-Mar-18**
 2 1 1 Distance **0.41km**



2/98 View Street St Albans VIC 3021 Sold Price **\$360,000** Sold Date **24-Apr-18**
 2 1 2 Distance **0.89km**



4/112 East Esplanade St Albans VIC 3021 Sold Price **\$340,000** Sold Date **15-Jun-18**
 2 1 1 Distance **1.06km**

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