

## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 331 Boundary Road, ST ALBANS PARK 3219

### Indicative selling price

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

**Range \$349,000 - \$379,000**

### Median sale price

Median **House** for **ST ALBANS PARK** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$425,000**

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**19 Durran Street,**  
St Albans Park 3219

**Price \$397,000** Sold 11 May  
2019

**289 Boundary Road,**  
St Albans Park 3219

**Price \$390,000** Sold 28 May  
2019

**12 Elizabeth Street,**  
St Albans Park 3219

**Price \$379,000** Sold 03  
October 2018

This Statement of Information was prepared on 2nd Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

3 beds

1 baths

1 parking

**Team 3219 Pty Ltd t/as  
Hayeswinckle Agent**

267 Myers Street,  
East Geelong VIC 3219

### Contact agents



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