



YPA St Albans
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STATEMENT OF INFORMATION

Prepared on 17 Feb 2018

HOUSE Offered for Sale

12 Clarice Close St Albans VIC 3021

4 1 1

Indicative Selling Price

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

Single Price \$620,000

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.



32 Yarmouth Avenue St Albans VIC 3021 Sold Price **\$660,000** Sold Date **14-Dec-17**

4 1 1

Distance **1.32km**



15 Grantham Parade St Albans VIC 3021 Sold Price **\$627,000** Sold Date **14-Oct-17**

4 1 1

Distance **1.75km**



41 Lovell Drive St Albans VIC 3021 Sold Price **\$615,000** Sold Date **08-Jan-18**

4 1 2

Distance **0.29km**

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