



Michael Nincevic  
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## UNIT Offered for Sale

2/70 Millawa Avenue St Albans VIC 3021

2 2 1

## Indicative Selling Price

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

Single Price \$510,000

## Median Sale Price

\$419,500 Units in St albans between Aug 2017 - Jul 2018

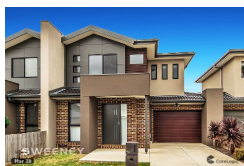
Source: CoreLogic

## 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.



**3/64 Station Avenue St Albans VIC 3021** Sold Price **\$469,000** Sold Date **15-Apr-18**  
 2 2 1 Distance **0.24km**



**40D Millawa Avenue St Albans VIC 3021** Sold Price **\$495,000** Sold Date **21-Apr-18**  
 3 1 2 Distance **0.26km**



**3/73 McArthur Avenue St Albans VIC 3021** Sold Price **\$506,500** Sold Date **08-Mar-18**  
 3 2 1 Distance **0.36km**

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**3/86 Biggs Street St Albans VIC 3021**

2 2 1

Sold Price **\$446,000** Sold Date **31-May-18**

Distance **0.46km**

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