

Flo Carreon

M 0416231254

E fcareon@barryplant.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

91 Power Street St Albans VIC 3021

 3  1  2

## Indicative Selling Price

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

Range between \$680,000 & \$748,000

## Median Sale Price

\$620,000 Houses in St albans between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

## Comparable Property Sales

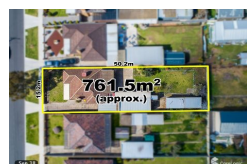
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**46 James Street St Albans VIC 3021** Sold Price **\$705,000** Sold Date **10-Jun-18**  
 3  1  1 Distance **1.49km**



**86 Vincent Avenue St Albans VIC 3021** Sold Price **\$750,000** Sold Date **07-Aug-18**  
 3  1  2 Distance **1.07km**



**89 Conrad Street St Albans VIC 3021** Sold Price **\$765,000** Sold Date **20-Oct-18**  
 4  1  1 Distance **0.37km**

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