



# Statement of Information

Sections 47AF of the Estate Agents Act 1980

29 Filipi Drive,  
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 \$449,000 - \$489,000**

## Median sale price

Median **House** for **ST ALBANS PARK** for period **Jul 2017 - Jun 2018**

Sourced from **Pricefinder**.

**\$397,500**

## 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.

**6 McGill Court,**  
St Albans Park 3219

**Price \$470,000** Sold 31 May 2018

**38 Govett Crescent,**  
St Albans Park 3219

**Price \$461,100** Sold 20 April 2018

**32 Langer Drive,**  
St Albans Park 3219

**Price \$488,000** Sold 06 March 2018

## 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.



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

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## Contact agents



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