

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 3/44 Townsend Road, ST ALBANS PARK 3219

2 beds

1 baths

1 parking

### Indicative selling price

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

## Range \$385,000 - \$415,000

### Median sale price

Median Unit for **ST ALBANS PARK** for period **Oct 2017 - Sep 2018**

Sourced from **Pricefinder**.

## \$322,500

### 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.

**1/14 OXFORD ST,**  
WHITTINGTON, 3219

Price **\$337,000** Sold 03  
September 2018

**6/40 TOWNSEND RD,**  
ST ALBANS PARK 3219

Price **\$330,000** Sold 18 July  
2018

**2/17 LANCASTER AVE,**  
NEWCOMB 3219

Price **\$375,000** Sold 30  
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.

### Ray White Highton

75 Barrabool Road,  
Highton VIC 3216

### Contact agents



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