



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

28 Chelmsford Crescent St Albans VIC 3021

3 1 1

Indicative Selling Price

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

Range between \$630,000 & \$650,000

Median Sale Price

\$620,000 Houses in St albans between 01 Oct 2017 - 30 Sep 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.



48 Novara Parade St Albans VIC 3021

3 1 1

Sold Price **\$637,000** Sold Date **21-Jul-18**

Distance **0.3km**



36 Avondale Avenue St Albans VIC 3021

3 1 1

Sold Price **\$660,000** Sold Date **24-May-18**

Distance **0.56km**



19 Stradbroke Drive St Albans VIC 3021

3 1 2

Sold Price **\$610,000** Sold Date **09-May-18**

Distance **0.6km**

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