



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 05 Oct 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

185 Sunshine Avenue St Albans VIC 3021

4 2 2

Indicative Selling Price

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

Range between \$700,000 & \$750,000

Median Sale Price

\$631,500 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.



14 Grace Street St Albans VIC 3021 Sold Price **\$710,000** Sold Date **23-Apr-18**

4 2 2

Distance **0.78km**



164 William Street St Albans VIC 3021 Sold Price **\$760,000** Sold Date **21-Apr-18**

4 2 1

Distance **1.26km**



69 Stradbroke Drive St Albans VIC 3021 Sold Price **\$700,000** Sold Date **04-May-18**

4 1 4

Distance **1.42km**

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