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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

51 Clarke Avenue 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)

Single Price \$600,000

## 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.



**87 Clarke Avenue St Albans VIC 3021**

 3  1  1

Sold Price

**\$590,000**

Sold Date

**08-Oct-18**

Distance

**0.34km**



**3 Avondale Avenue St Albans VIC 3021**

 3  1  2

Sold Price

**\$640,000**

Sold Date

**27-Jul-18**

Distance

**0.8km**



**26 Station Avenue St Albans VIC 3021**

 3  1  2

Sold Price

**\$620,000**

Sold Date

**23-Jun-18**

Distance

**1.2km**

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