



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 09 Apr 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

434 Main Road West St Albans VIC 3021

3 1 2

Indicative Selling Price

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

Range between \$560,000 & \$590,000

Median Sale Price

\$610,000 Houses in St albans between 01 Apr 2018 - 31 Mar 2019

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.



41 Butler Street St Albans VIC 3021 Sold Price **\$540,000** Sold Date **04-Jan-19**

3 1 2

Distance **0.69km**



36 Emily Street St Albans VIC 3021 Sold Price **\$560,000** Sold Date **22-Feb-19**

3 1 2

Distance **0.78km**



22 Willis Street St Albans VIC 3021 Sold Price **\$600,000** Sold Date **17-Oct-18**

3 1 1

Distance **1.69km**

RS = Recent sale UN = Undisclosed Sale

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