



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 28 May 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

1A Ralph Avenue St Albans VIC 3021

3 1 1

Indicative Selling Price

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

Single Price \$485,000

Median Sale Price

\$600,000 Houses in St albans between 01 May 2018 - 30 Apr 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two 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.



16 Lois Street St Albans VIC 3021 Sold Price **\$500,000** Sold Date **11-Jan-19**
 3 1 2 Distance **1.84km**



24 Power Street St Albans VIC 3021 Sold Price ^{RS} **\$470,000** Sold Date **01-Apr-19**
 3 1 2 Distance **1.9km**



33 Grace Street St Albans VIC 3021 Sold Price ^{RS} **\$480,000** Sold Date **25-Mar-19**
 3 1 1 Distance **1.91km**

RS = Recent sale UN = Undisclosed Sale

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