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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

198 Main Road East St Albans VIC 3021

3 2 2

Indicative Selling Price

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

Range between \$500,000 & \$540,000

Median Sale Price

\$423,750 Units 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.



2/2 McArthur Avenue St Albans VIC 3021 Sold Price **\$415,000** Sold Date **18-Feb-19**
 3 2 1 Distance **0.08km**



28A Grantham Parade St Albans VIC 3021 Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **04-Feb-19**
 3 2 1 Distance **0.85km**



3/5 Emily Street St Albans VIC 3021 Sold Price ^{RS} **\$500,000** ^{UN} Sold Date **05-Apr-19**
 3 2 1 Distance **1.84km**

RS = Recent sale **UN** = Undisclosed Sale

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