



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 6 McGill Court, ST ALBANS PARK 3219

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$449,000 - \$489,000**

### Median sale price

Median **House** for **ST ALBANS PARK** for period **Mar 2017 - Apr 2018**

Sourced from **Pricefinder**.

**\$380,000**

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**38 Govett Crescent,**  
St Albans Park 3219

**Price \$461,000** Sold 26  
April 2018

**32 Langer Drive,**  
St Albans Park 3219

**Price \$488,000** Sold 19  
March 2018

**85 Homestead Drive,**  
St Albans Park 3219

**Price \$460,000** Sold 12  
October 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House  
4 beds 1 baths 3 parking

**Team 3219 Pty Ltd t/as  
Hayeswinckle Agent**

267 Myers Street,  
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### Contact agents



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