



YPA St Albans  
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## STATEMENT OF INFORMATION

Prepared on 29 Nov 2017

### HOUSE Offered for Sale

181 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](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$570,000

### Median Sale Price

\$580,000 Houses in St albans between Nov 2016 - Oct 2017

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.



**30 Thorndon Drive St Albans VIC 3021**

3 1 -

Sold Price

**\$549,500**

Sold Date

**30-Oct-17**

Distance

**1.42km**



**7 Rita Street St Albans VIC 3021**

3 1 -

Sold Price

**\$567,000**

Sold Date

**29-Jul-17**

Distance

**0.38km**



**1 Bretton Court St Albans VIC 3021**

4 2 2

Sold Price

**\$605,000**

Sold Date

**03-Sep-17**

Distance

**1.21km**

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