

Unit 2

Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**2/3 Garnfield Place,
ST ALBANS PARK 3219**

Indicative selling price

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

Range \$395,000 - \$425,000

Median sale price

Median **House** for **ST ALBANS PARK** for period **Jul 2018 - Aug 2019**

Sourced from **Pricefinder**.

\$320,000

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.

2 Newhaven Ave,
St Albans Park 3219

Price **\$430,000** Sold 12 April
2019

2 Tresco Crt,
St Albans Park 3219

Price **\$412,000** Sold 12
October 2018

30A Grafton St,
St Albans Park 3219

Price **\$395,000** Sold 01
October 2018

This Statement of Information was prepared on 25th Sep 2019

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

3 beds

2 baths

2 parking

**Stockdale & Leggo St h
Barwon**

169 A High Street,
Belmont VIC 3216

Contact agents



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**Stockdale
& Leggo**