



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale 63 St Albans Street, ST ALBANS PARK 3219

Indicative selling price

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

Range \$429,000 - \$459,000

Median sale price

Median **House** for **ST ALBANS PARK** for period **Oct 2018 - Sep 2019**

Sourced from **Pricefinder**.

\$423,500

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.

9 Crozier Court,
St Albans Park 3219

Price **\$442,000** Sold 25 June 2019

5 McGill Court,
St Albans Park 3219

Price **\$450,000** Sold 17 December 2018

14 Grafton Street,
St Albans Park 3219

Price **\$456,500** Sold 29 June 2018

This Statement of Information was prepared on 26th Nov 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

1 baths

1 parking

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

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Contact agents



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