



Statement of Information

Sections 47AF of the Estate Agents Act 1980

3 Ardula Court, ST ALBANS PARK 3219

House
4 beds 2 baths 4 parking

Indicative selling price

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

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

Median sale price

Median **House** for **ST ALBANS PARK** for period **Oct 2018 - Dec 2018**

Sourced from **Pricefinder**.

\$450,000

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.

6 McGill Court,
St Albans Park 3219

Price \$470,000 Sold 28 May 2018

29 Filipi Drive,
St Albans Park 3219

Price \$494,000 Sold 31 August 2018

50 Grafton Street,
St Albans Park 3219

Price \$485,000 Sold 10 October 2018

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.

**Team 3219 Pty Ltd t/as
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Contact agents



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