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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

11 Nadur Court 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 \$550,000 & \$570,000

## Median Sale Price





\$600,000 Houses in St albans between 01 May 2018 - 30 Apr 2019





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.

 **14 Gunyah Mews St Albans VIC 3021** Sold Price **\$550,000** Sold Date **10-Apr-18**  
 4  2  - Distance **0.28km**

 **22 Kiparra Close St Albans VIC 3021** Sold Price **\$560,000** Sold Date **22-Nov-18**  
 3  2  1 Distance **0.38km**

 **49 Branston Road St Albans VIC 3021** Sold Price **\$550,000** Sold Date **25-Mar-19**  
 3  2  5 Distance **0.47km**

RS = Recent sale UN = Undisclosed Sale

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