



YPA St Albans
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STATEMENT OF INFORMATION

Prepared on 04 May 2018

HOUSE Offered for Sale

42 Andrea Street St Albans VIC 3021

2 1 1

Indicative Selling Price

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

Range between \$520,000 & \$560,000

Median Sale Price

\$622,000 Houses in St albans between May 2017 - Apr 2018

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.



1/39 Glendenning Street St Albans VIC 3021

3 1 1

Sold Price **\$557,000** Sold Date **10-Feb-18**

Distance **0.33km**



31 Larkspur Drive St Albans VIC 3021

2 1 2

Sold Price **\$550,000** Sold Date **14-Nov-16**

Distance **1.3km**



2/88 Biggs Street St Albans VIC 3021

2 1 1

Sold Price **\$525,000** Sold Date **01-Jun-17**

Distance **1.83km**

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