

## HOUSE Offered for Sale

29 Epalock Crescent St Albans VIC 3021

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$520,000 & \$550,000

## Median Sale Price

\$600,000 Houses in St albans between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## Comparable Property Sales

These are the three properties sold within two 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.



**19 Pottenger Way St Albans VIC 3021**

 3  1  1

Sold Price <sup>RS</sup> **\$550,000**

Sold Date **15-Apr-19**

Distance **0.22km**



**51 Chedgely Drive St Albans VIC 3021**

 3  1  2

Sold Price <sup>RS</sup> **\$527,000** <sup>UN</sup>

Sold Date **02-May-19**

Distance **0.74km**



**46 Chedgely Drive St Albans VIC 3021**

 3  1  1

Sold Price **\$529,999**

Sold Date **18-Apr-19**

Distance **0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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