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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

1/38 Elizabeth Street St Albans VIC 3021

 2  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 \$350,000 & \$370,000

## Median Sale Price

\$410,000 Units in St albans between 01 Aug 2018 - 31 Jul 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.



**3/69 Shirley Street St Albans VIC 3021**

 2  1  1

Sold Price

**\$365,000**

Sold Date

**29-Aug-18**

Distance

**0.25km**

**Shirley Street St Albans VIC 3021**

 2  -  -

Sold Price

**\$350,000**

Sold Date

**01-Mar-18**

Distance

**0.26km**

Sold Price

**\$365,000**

Sold Date

**29-Aug-18**

 2  -  -

Distance

**0.26km**

RS = Recent sale

UN = Undisclosed Sale

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