



STATEMENT OF INFORMATION

Prepared on 31 Aug 2018

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HOUSE Offered for Sale

36 Emily Street St Albans VIC 3021

- - -

Indicative Selling Price

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

Single Price \$670,000

Median Sale Price

\$630,000 Houses in St albans between Aug 2017 - Jul 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.



46 James Street St Albans VIC 3021 Sold Price **\$705,000** Sold Date **10-Jun-18**

3 1 1

Distance **0.43km**



5 Newcombe Drive St Albans VIC 3021 Sold Price **\$650,000** Sold Date **10-Jul-18**

4 2 4

Distance **0.77km**



70 Conrad Street St Albans VIC 3021 Sold Price **\$790,000** Sold Date **21-Apr-18**

3 1 2

Distance **0.85km**

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54 Charles Street St Albans VIC 3021

Sold Price

\$640,000

Sold Date

12-Jun-18

 3  1  1

Distance

0.86km

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