



YPA St Albans  
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## STATEMENT OF INFORMATION

Prepared on 19 Mar 2018

### HOUSE Offered for Sale

62 Helen Street 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 \$630,000 & \$680,000

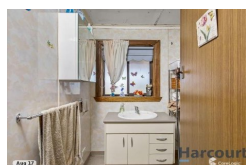
### Median Sale Price

\$620,250 Houses in St albans between Mar 2017 - Feb 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.



**29 Lester Avenue St Albans VIC 3021**

3 1 1

Sold Price

**\$645,000**

Sold Date

**23-Sep-17**

Distance

**1.66km**



**33 West Esplanade St Albans VIC 3021**

3 1 1

Sold Price

**\$655,000**

Sold Date

**25-Nov-17**

Distance

**1.37km**



**141 William Street St Albans VIC 3021**

3 1 2

Sold Price

**\$730,000**

Sold Date

**14-Feb-18**

Distance

**0.94km**

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