



YPA St Albans
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STATEMENT OF INFORMATION

Prepared on 12 July 2017

House Offered for Sale

39 Stradbroke Drive St Albans VIC 3021

3 1 2

Indicative Selling Price

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

Range between \$550,000 & \$600,000

Median Sale Price

\$535,000 Houses in St Albans between Jul 2016 - Jun 2017

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.



11 Tullaroop Court St Albans VIC 3021

3 1 2

Sold Price

\$555,000

Sold Date

01-Apr-17

Distance

1.9km



25 Eisner Street St Albans VIC 3021

4 1 2

Sold Price

\$580,000

Sold Date

04-Jul-17

Distance

1.39km



14 Maple Crescent St Albans VIC 3021

3 1 2

Sold Price

\$615,000

Sold Date

20-May-17

Distance

0.72km

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