



YPA St Albans  
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## STATEMENT OF INFORMATION

Prepared on 26 Feb 2018

### HOUSE Offered for Sale

2 Grist Street 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)

Single Price \$600,000

### Median Sale Price

\$606,000 Houses in St albans between Feb 2017 - Jan 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.



5 Lynn Street St Albans VIC 3021

3 1 2

Sold Price

**\$640,000**

Sold Date

**05-Dec-17**

Distance

**1.85km**



76 East Esplanade St Albans VIC 3021

3 1 3

Sold Price

**\$633,000**

Sold Date

**03-Sep-17**

Distance

**1.5km**



24 Hook Street St Albans VIC 3021

3 1 2

Sold Price

**\$600,000**

Sold Date

**02-Dec-17**

Distance

**0.2km**

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