



YPA St Albans
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STATEMENT OF INFORMATION

Prepared on 13 Nov 2017

UNIT Offered for Sale

6/31 Marsden Crescent St Albans VIC 3021

2 1 1

Indicative Selling Price

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

Range between \$450,000 & \$490,000

Median Sale Price

\$341,000 Units in St albans between Nov 2016 - Oct 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.



2/36 Andrea Street St Albans VIC 3021

2 1 -

Sold Price

\$455,000

Sold Date

10-Aug-17

Distance

0.39km



2/31 Leslie Street St Albans VIC 3021

2 1 1

Sold Price

\$460,000

Sold Date

24-Aug-17

Distance

1.41km

4/36 Andrea Street St Albans VIC 3021

3 1 -

Sold Price

\$500,000

Sold Date

17-Jun-17

Distance

0.37km

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