

Thomas Nguyen

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Obrien Drive St Albans VIC 3021

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Indicative Selling Price

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

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

Median Sale Price

\$600,000 Houses in St albans between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two 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.

	30 Novara Parade St Albans VIC 3021  3  1  2	Sold Price	\$570,000	Sold Date	16-Jan-19
				Distance	0.71km
	34 Novara Parade St Albans VIC 3021  3  1  1	Sold Price	\$550,000	Sold Date	23-Jan-19
				Distance	0.74km
	28 Chelmsford Crescent St Albans VIC 3021  3  1  4	Sold Price ^{RS}	\$560,000	Sold Date	07-Jun-19
				Distance	0.75km

RS = Recent sale

UN = Undisclosed Sale

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