



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 15 Jan 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

31 Cleveland Street St Albans VIC 3021

3 1 2

Indicative Selling Price

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

Range between \$650,000 & \$690,000

Median Sale Price

\$620,000 Houses in St albans between 01 Jan 2018 - 31 Dec 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.



46 James Street St Albans VIC 3021 Sold Price **\$705,000** Sold Date **10-Jun-18**
 3 1 1 Distance **0.57km**



33 Ruth Street St Albans VIC 3021 Sold Price **\$675,000** Sold Date **27-Aug-18**
 3 1 1 Distance **0.64km**



24 Magnus Street St Albans VIC 3021 Sold Price **\$680,000** Sold Date **05-Sep-18**
 3 1 5 Distance **1.84km**

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