



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 10 Jul 2019

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

15 Douglas Avenue St Albans VIC 3021

3 2 2

Indicative Selling Price

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

Single Price \$560,000

Median Sale Price

\$600,000 Houses in St albans between 01 Jul 2018 - 30 Jun 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.



1 Redbank Court Kings Park VIC 3021

3 2 2

Sold Price ^{RS} **\$560,000** Sold Date **22-Jun-19**

Distance **0.49km**



36-46 Gum Road Kings Park VIC 3021

3 2 1

Sold Price **\$560,000** Sold Date **02-Apr-19**

Distance **0.57km**



23 McCann Drive Albanvale VIC 3021

3 2 2

Sold Price **\$560,000** Sold Date **29-May-19**

Distance **1.49km**

RS = Recent sale **UN** = Undisclosed Sale

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