



YPA St Albans  
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## STATEMENT OF INFORMATION

Prepared on 12 Sep 2017

### HOUSE Offered for Sale

99 Moonstone Circuit St Albans VIC 3021

3 1 2

### Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$520,000

### Median Sale Price

\$550,000 Houses in St albans between Sep 2016 - Aug 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.



**127 Moonstone Circuit St Albans VIC 3021**

3 1 2

Sold Price **\$500,000** Sold Date **24-Jun-17**

Distance **0.24km**



**8 Cowper Avenue St Albans VIC 3021**

3 1 1

Sold Price **\$518,000** Sold Date **13-Apr-17**

Distance **1.31km**



**1 Toora Court St Albans VIC 3021**

3 1 1

Sold Price **\$560,000** Sold Date **29-Jul-17**

Distance **1.02km**

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