



YPA St Albans  
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## STATEMENT OF INFORMATION

Prepared on 19 Apr 2018

### HOUSE Offered for Sale

125 Power Street St Albans VIC 3021

3 2 2

### Indicative Selling Price

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

Range between \$600,000 & \$650,000

### Median Sale Price

\$622,000 Houses in St albans between Apr 2017 - Mar 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.



**8 Elissa Way St Albans VIC 3021**

3 2 2

Sold Price

**\$680,000**

Sold Date

**11-Nov-17**

Distance

**0.56km**



**67 Gillespie Road St Albans VIC 3021**

3 2 2

Sold Price

**\$635,000**

Sold Date

**21-Nov-17**

Distance

**1.5km**



**1 Mark Street St Albans VIC 3021**

3 2 2

Sold Price

**\$641,000**

Sold Date

**25-Feb-18**

Distance

**1.95km**

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