



YPA St Albans  
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## STATEMENT OF INFORMATION

Prepared on 17 Jul 2018

### HOUSE Offered for Sale

8 Penola Close St Albans VIC 3021

3 1 1

### Indicative Selling Price

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

Range between \$570,000 & \$600,000

### Median Sale Price

\$626,000 Houses in St albans between Jul 2017 - Jun 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.



**2 Horham Court St Albans VIC 3021** Sold Price **\$570,000** Sold Date **23-May-18**  
 3 1 1 Distance **1.04km**



**13 Manfred Avenue St Albans VIC 3021** Sold Price **\$590,000** Sold Date **07-Apr-18**  
 3 1 1 Distance **1.1km**



**26 Watford Road St Albans VIC 3021** Sold Price **\$620,000** Sold Date **05-May-18**  
 3 1 1 Distance **1.24km**

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