

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**111 CONRAD STREET, ST ALBANS, VIC**

4 1 1

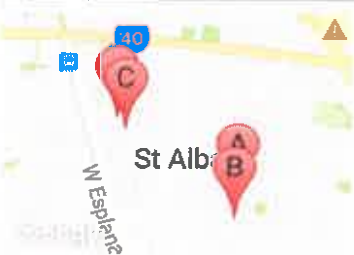
### Indicative Selling Price

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

Price Range: **\$650,000 to \$695,000**

Provided by: Thanh Tang (Cindy), Sweeney Estate Agents, Sunshine

## MEDIAN SALE PRICE



**ST ALBANS, VIC, 3021**

Suburb Median Sale Price (House)

**\$558,000**

01 July 2016 to 30 June 2017

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**71 MILLAWA AVE, ST ALBANS, VIC 3021**

2 1 2

### Sale Price

**\*\$690,000**

Sale Date: 02/08/2017

Distance from Property: 1km



**47 MILLAWA AVE, ST ALBANS, VIC 3021**

3 1 1

### Sale Price

**\$670,000**

Sale Date: 25/03/2017

Distance from Property: 1.1km



**68 HENRY ST, ST ALBANS, VIC 3021**

3 1 4

### Sale Price

**\$660,000**

Sale Date: 18/03/2017

Distance from Property: 114m



This report has been compiled on 12/09/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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