



YPA St Albans  
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## STATEMENT OF INFORMATION

Prepared on 28 Nov 2017

### HOUSE Offered for Sale

48 Currunghi Court 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 \$550,000 & \$580,000

### Median Sale Price

\$580,000 Houses in St albans between Nov 2016 - Oct 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.



**3 Chestnut Drive St Albans VIC 3021**

3 1 1

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

Distance **1.67km**



**17 Harmon Avenue St Albans VIC 3021**

3 1 5

Sold Price **\$560,000** Sold Date **10-Jun-17**

Distance **1.35km**



**15 Grantham Parade St Albans VIC 3021**

4 1 -

Sold Price **\$627,000** Sold Date **05-Nov-17**

Distance **0.62km**

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