

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**41 BUTLER STREET, ST ALBANS, VIC 3021** 3 1 1

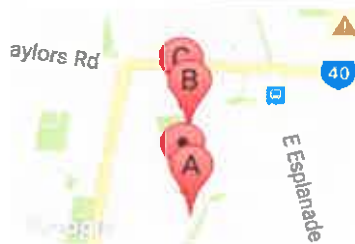
### Indicative Selling Price

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

Price Range: **\$500,000 to \$550,000**

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

## MEDIAN SALE PRICE



**ST ALBANS, VIC, 3021**

Suburb Median Sale Price (House)

**\$582,000**

01 October 2016 to 30 September 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.

**17 JAMIESON ST, ST ALBANS, VIC 3021**

3 1 1



Sale Price

**\*\$550,000**

Sale Date: 15/07/2017

Distance from Property: 176m



**7 REVELL CRES, ST ALBANS, VIC 3021**

3 1 3



Sale Price

**\$550,000**

Sale Date: 28/06/2017

Distance from Property: 477m



**4 CORDELIA GR, ST ALBANS, VIC 3021**

3 1 3



Sale Price

**\$542,000**

Sale Date: 19/06/2017

Distance from Property: 647m



This report has been compiled on 23/10/2017 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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