



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

175 Taylors Road St Albans VIC 3021

4 1 2

Indicative Selling Price

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

Single Price \$630,000

Median Sale Price

\$600,000 Houses in St albans between 01 May 2018 - 30 Apr 2019

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.



143 Taylors Road St Albans VIC 3021

3 1 1

Sold Price **\$610,000** Sold Date **15-Nov-18**

Distance **0.27km**



19 Elissa Way St Albans VIC 3021

4 2 2

Sold Price **\$685,000** Sold Date **17-Jan-19**

Distance **0.47km**



5 Bretton Court St Albans VIC 3021 Sold Price ^{RS} **\$627,000**

3 2 1

Sold Date **08-Mar-19**

Distance **0.74km**

RS = Recent sale **UN** = Undisclosed Sale

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