



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

20 Bailey Street St Albans VIC 3021

3 1 -

Indicative Selling Price

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

Single Price \$650,000

Median Sale Price

\$580,000 Houses in St albans between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two 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.



5 Austin Street St Albans VIC 3021 Sold Price **\$730,000** Sold Date **27-Apr-19**
Distance **0.34km**
3 2 2



11 Derson Street St Albans VIC 3021 Sold Price **\$780,000** Sold Date **07-Mar-19**
Distance **0.5km**
7 3 4



14 Rhodes Street St Albans VIC 3021 Sold Price ^{RS} **\$675,000** Sold Date **03-Aug-19**
Distance **0.11km**
3 1 4

RS = Recent sale UN = Undisclosed Sale

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