



STATEMENT OF INFORMATION

Prepared on 13 Jul 2018

Michael Nincevic
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HOUSE Offered for Sale

31 Erica Avenue St Albans VIC 3021

3 1 2

Indicative Selling Price

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

Single Price \$820,000

Median Sale Price

\$626,000 Houses in St albans between Jul 2017 - Jun 2018

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.



79 Alfrieda Street St Albans VIC 3021

3 1 1

Sold Price **\$958,000** Sold Date **18-Jun-18**

Distance **0.22km**



14 Erica Avenue St Albans VIC 3021

5 2 3

Sold Price **\$850,000** Sold Date **16-Mar-18**

Distance **0.25km**



3 Erica Avenue St Albans VIC 3021

4 1 1

Sold Price **\$965,000** Sold Date **07-Feb-18**

Distance **0.32km**

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70 Erica Avenue St Albans VIC 3021	Sold Price	\$750,000	Sold Date	19-Jun-18
4 1 1			Distance	0.4km

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