



STATEMENT OF INFORMATION

Prepared on 29 Aug 2018

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UNIT Offered for Sale

4/17 St Albans Road St Albans VIC 3021

2 1 1

Indicative Selling Price

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

Single Price \$310,000

Median Sale Price

\$419,500 Units in St albans between Aug 2017 - Jul 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.



12/12 Percy Street St Albans VIC 3021

2 1 1

Sold Price

\$265,000

Sold Date

13-Mar-18

Distance

0.1km



28/12 Percy Street St Albans VIC 3021

2 1 1

Sold Price

\$270,000

Sold Date

26-Jun-18

Distance

0.1km

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**6/18 Marsden Crescent St Albans
VIC 3021**

Sold Price

\$320,000

Sold Date

31-Jul-18

 2  1  1

Distance

0.43km

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