



STATEMENT OF INFORMATION

Prepared on 14 Jun 2019

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

4 Willow Avenue St Albans VIC 3021

3 2 1

Indicative Selling Price

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

Single Price \$610,000

Median Sale Price

\$600,000 Houses in St albans between 01 Jun 2018 - 31 May 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.



30 Willow Avenue St Albans VIC 3021

3 1 1

Sold Price

\$640,000

Sold Date

09-Jan-18

Distance

0.2km



59 Belfort Street St Albans VIC 3021

3 1 1

Sold Price

\$615,000

Sold Date

29-Sep-18

Distance

0.32km



24 Oleander Drive St Albans VIC 3021

3 2 2

Sold Price

\$600,000

Sold Date

08-Oct-18

Distance

0.4km

RS = Recent sale

UN = Undisclosed Sale

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