



STATEMENT OF INFORMATION

Prepared on 26 Aug 2019

Michael Nincevic

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Ross Street St Albans VIC 3021

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Indicative Selling Price

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

Single Price \$670,000

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.



14 Beaver Street St Albans VIC 3021	Sold Price	\$701,000	Sold Date	19-May-18
🛏 3 🚿 1 🚗 1			Distance	0.08km



29 Beaver Street St Albans VIC 3021	Sold Price	\$625,000	Sold Date	17-Nov-18
🛏 3 🚿 1 🚗 1			Distance	0.29km



52 Beaver Street St Albans VIC 3021	Sold Price	\$650,000	Sold Date	16-Jun-18
🛏 4 🚿 2 🚗 1			Distance	0.35km

RS = Recent sale

UN = Undisclosed Sale

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**16 Larkspur Drive St Albans VIC
3021**

Sold Price

\$639,000

Sold Date

21-Dec-18



3



1



3

Distance

0.63km

RS = Recent sale

UN = Undisclosed Sale

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