



YPA St Albans

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# STATEMENT OF INFORMATION

Prepared on 27 Sep 2018

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

63 Manfred Avenue St Albans VIC 3021

3 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

## Median Sale Price

\$631,500 Houses in St albans between 01 Sep 2017 - 31 Aug 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.



**69 Errington Road St Albans VIC 3021**

3 1 -

Sold Price **\$640,000** Sold Date **14-May-18**

Distance **0.16km**



**47 Glyndon Avenue St Albans VIC 3021**

3 1 2

Sold Price **\$630,000** Sold Date **22-May-18**

Distance **0.47km**



**36 Avondale Avenue St Albans VIC 3021**

3 1 1

Sold Price **\$660,000** Sold Date **24-May-18**

Distance **0.56km**

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