



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

61A Erica 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 \$700,000

Median Sale Price

\$593,750 Houses in St albans between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

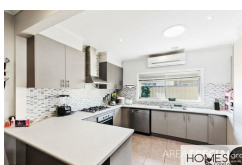
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



59 Erica Avenue St Albans VIC 3021 Sold Price **\$700,000** Sold Date **24-Dec-18**
 3 1 1 Distance **0.02km**



59 View Street St Albans VIC 3021 Sold Price **\$650,000** Sold Date **22-May-19**
 3 1 1 Distance **0.1km**



116 Alfreda Street St Albans VIC 3021 Sold Price **\$840,000** Sold Date **20-Nov-18**
 3 1 1 Distance **0.17km**

RS = Recent sale UN = Undisclosed Sale

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