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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

34 Glendenning Street St Albans VIC 3021

3 1 1

Indicative Selling Price

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

Single Price \$1,200,000

Median Sale Price

\$630,000 Houses in St albans between Sep 2017 - 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.



38 Glendenning Street St Albans VIC 3021

Sold Price **\$960,000** Sold Date **03-Jan-18**

2 1 1

Distance **0.03km**



13 West Esplanade St Albans VIC 3021

Sold Price **\$2,950,000** Sold Date **04-May-18**

3 1 1

Distance **0.31km**



3 Erica Avenue St Albans VIC 3021

Sold Price **\$965,000** Sold Date **07-Feb-18**

4 1 1

Distance **0.54km**

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