



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**40 Filipi Drive,  
ST ALBANS PARK 3219**



### Indicative selling price

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

**Range \$449,000 - \$494,000**

### Median sale price

Median **House** for **ST ALBANS PARK** for period **Jul 2018 - Jun 2019**

Sourced from **Pricefinder**.

**\$425,000**

### Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

<b>7 Tantalla Court,</b> St Albans Park 3219	Price <b>\$540,000</b> Sold 20 May 2019
<b>62 Paratone Crescent,</b> St Albans Park 3219	Price <b>\$483,000</b> Sold 20 February 2019
<b>3 Ardula Court,</b> St Albans Park 3219	Price <b>\$475,000</b> Sold 19 March 2019

This Statement of Information was prepared on 26th Sep 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

### Team 3219 Pty Ltd t/as Hayeswinckle Agent

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### Contact agents



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