



YPA St Albans

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# STATEMENT OF INFORMATION

Prepared on 15 Oct 2018

Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

1/27 James Street 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 \$395,000 & \$410,000

## Median Sale Price

\$420,000 Units in St albans between 01 Oct 2017 - 30 Sep 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.

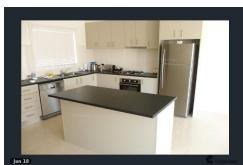


**1/5 Douglas Avenue St Albans VIC 3021**

3 1 1

Sold Price **\$380,000** Sold Date **29-May-18**

Distance **0.74km**



**2/107 Fox Street St Albans VIC 3021**

2 1 1

Sold Price **\$410,000** Sold Date **16-Mar-18**

Distance **1.45km**



**3/95 Power Street St Albans VIC 3021**

3 1 2

Sold Price **\$435,000** Sold Date **01-Aug-18**

Distance **1.46km**

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