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STATEMENT OF INFORMATION

Prepared on 30 Sep 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

2 Tresco Court St Albans Park VIC 3219

3 - 1

Indicative Selling Price

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

Range between $379,000 & $415,000

Median Sale Price

$400,000 Houses in St albans park between 01 Sep 2017 - 31 Aug 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1/27 Newhaven Avenue St Albans Park VIC 3219

3 2 2

Sold Price **$391,000** Sold Date **05-Apr-18**

Distance **0.2km**



20 Bronte Court St Albans Park VIC 3219

2 1 1

Sold Price **$385,000** Sold Date **10-Jul-18**

Distance **0.44km**



1 Belkan Court St Albans Park VIC 3219

3 2 2

Sold Price **$413,000** Sold Date **09-May-18**

Distance **0.54km**

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