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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

5 East End Crescent St Albans Park VIC 3219

4 2 2

Indicative Selling Price

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

Range between $450,000 & $495,000

Median Sale Price

$430,000 Houses in St albans park between 01 Mar 2018 - 28 Feb 2019

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.



7 Garnfield Place St Albans Park VIC 3219

4 2 2

Sold Price **$450,000** Sold Date **24-Oct-18**

Distance **0.56km**



29 Filipi Drive St Albans Park VIC 3219

4 2 2

Sold Price **$494,000** Sold Date **31-Aug-18**

Distance **0.57km**



8-10 St James Street St Albans Park VIC 3219

3 1 2

Sold Price **$470,000** Sold Date **24-Nov-18**

Distance **1.25km**

RS = Recent sale **UN** = Undisclosed Sale

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