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# STATEMENT OF INFORMATION

Prepared on 06 Nov 2018

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

293 Wilsons Road St Albans Park VIC 3219

3 1 2

## Indicative Selling Price

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

Range between $390,000 & $420,000

## Median Sale Price

$409,000 Houses in St albans park between 01 Nov 2017 - 31 Oct 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.



**3 Ellstone Avenue St Albans Park VIC 3219**

3 2 2

Sold Price **$400,000** Sold Date **24-Feb-18**

Distance **0.29km**



**30 Filipi Drive St Albans Park VIC 3219**

3 1 2

Sold Price **$420,000** Sold Date **30-Jan-18**

Distance **0.35km**



**33 Chandos Court St Albans Park VIC 3219**

3 1 2

Sold Price **$410,000** Sold Date **22-Jan-18**

Distance **0.48km**

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