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STATEMENT OF INFORMATION

Prepared on 11 Oct 2018

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Garnfield Place 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 $540,000 & $570,000

Median Sale Price

$400,000 Houses in St albans park between 01 Oct 2017 - 30 Sep 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.



43 St Albans Street St Albans Park VIC 3219

3 1 3

Sold Price **$546,000** Sold Date **12-May-18**

Distance **0.43km**



11 Alcott Road St Albans Park VIC 3219

4 2 2

Sold Price **$575,000** Sold Date **13-Feb-18**

Distance **0.67km**



7 Doreimus Court St Albans Park VIC 3219

3 2 2

Sold Price **$590,000** Sold Date **30-Apr-18**

Distance **0.67km**

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