



# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

18 Burgundy Crescent St Albans VIC 3021



## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$550,000

## Median Sale Price

\$615,250 Houses in St albans between 01 Mar 2018 - 28 Feb 2019

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.



**30 Novara Parade St Albans VIC 3021**



Sold Price

**\$570,000**

Sold Date

**16-Jan-19**

Distance

**0.66km**



**16 Gumtree Close St Albans VIC 3021**



Sold Price

**\$600,000**

Sold Date

**06-Oct-18**

Distance

**0.67km**



**20 Larisa Road St Albans VIC 3021**



Sold Price

**\$595,000**

Sold Date

**20-Sep-18**

Distance

**0.67km**

RS = Recent sale

UN = Undisclosed Sale

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