



STATEMENT OF INFORMATION

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Michael Nincevic
P 93641188
M 0417588327
E michael@westsiderealestate.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

59 Erica Avenue St Albans VIC 3021



Indicative Selling Price

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

Single Price \$780,000

Median Sale Price

\$620,001 Houses in St albans between 01 Nov 2017 - 31 Oct 2018

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.

	71 Erica Avenue St Albans VIC 3021	Sold Price	\$870,000	Sold Date	09-Oct-18
				Distance	0.09km
	31 Erica Avenue St Albans VIC 3021	Sold Price	\$755,000	Sold Date	16-Aug-18
				Distance	0.32km
	79 Alfreda Street St Albans VIC 3021	Sold Price	\$958,000	Sold Date	18-Jun-18
				Distance	0.36km

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