



# STATEMENT OF INFORMATION

Prepared on 20 Jun 2019

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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

3/53 Avondale Avenue St Albans VIC 3021

2 1 2

## Indicative Selling Price

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

Single Price \$390,000

## Median Sale Price

\$421,250 Units in St albans between 01 Jun 2018 - 31 May 2019

Source: CoreLogic

## Comparable Property Sales

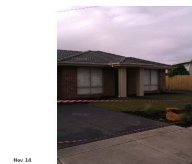
These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**3/51 Ivanhoe Avenue St Albans VIC 3021** Sold Price **\$422,000** Sold Date **08-Apr-19**  
 2 1 2 Distance **0.1km**



**3/30-32 Ivanhoe Avenue St Albans VIC 3021** Sold Price **\$380,000** Sold Date **02-Feb-18**  
 3 1 1 Distance **0.18km**



**2/82 McArthur Avenue St Albans VIC 3021** Sold Price **\$400,000** Sold Date **10-Feb-18**  
 2 1 - Distance **0.38km**

RS = Recent sale      UN = Undisclosed Sale

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