



# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

4 Cleveland Street St Albans VIC 3021

3 2 2

## Indicative Selling Price

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

Range between \$650,000 & \$715,000

## Median Sale Price

\$593,750 Houses in St albans between 01 Aug 2018 - 31 Jul 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.



**31 Lahy Street St Albans VIC 3021** Sold Price **\$715,000** Sold Date **29-Jan-19**

4 2 2

Distance **0.43km**



**24 Pennell Avenue St Albans VIC 3021** Sold Price **\$735,000** Sold Date **18-Feb-19**

3 1 1

Distance **0.61km**



**26 Pennell Avenue St Albans VIC 3021** Sold Price **\$805,000** Sold Date **16-Feb-18**

3 1 2

Distance **0.61km**

RS = Recent sale      UN = Undisclosed Sale

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