



STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

9 Margrave Street St Albans VIC 3021



Indicative Selling Price

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

Single Price \$650,000

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.



115 Conrad Street St Albans VIC 3021



Sold Price **\$610,000** Sold Date **17-Apr-19**

Distance **0.54km**



37 Andrew Road St Albans VIC 3021



Sold Price **\$610,000** Sold Date **09-Feb-19**

Distance **0.72km**



15 West Esplanade St Albans VIC 3021



Sold Price **\$655,000** Sold Date **20-May-19**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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