



STATEMENT OF INFORMATION

Prepared on 29 Aug 2019

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

20 Bailey Street St Albans VIC 3021

3 1 -

Indicative Selling Price

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

Single Price \$650,000

Median Sale Price

\$580,000 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.



5 Austin Street St Albans VIC 3021	Sold Price	\$730,000	Sold Date	27-Apr-19
3 2 2			Distance	0.34km



11 Derson Street St Albans VIC 3021	Sold Price	\$780,000	Sold Date	07-Mar-19
7 3 4			Distance	0.5km



14 Rhodes Street St Albans VIC 3021	Sold Price ^{RS}	\$675,000	Sold Date	03-Aug-19
3 1 4			Distance	0.11km

RS = Recent sale UN = Undisclosed Sale

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