



# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

53 Ivanhoe Avenue St Albans VIC 3021

2 - -

## Indicative Selling Price

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

Single Price \$580,000

## Median Sale Price

\$630,000 Houses in St albans between Sep 2017 - Aug 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.



**26 Station Avenue St Albans VIC 3021**

3 1 2

Sold Price **\$620,000** Sold Date **23-Jun-18**

Distance **0.24km**



**22 Ivanhoe Avenue St Albans VIC 3021**

3 1 2

Sold Price **\$590,000** Sold Date **02-Aug-18**

Distance **0.26km**



**45 Errington Road St Albans VIC 3021**

2 1 2

Sold Price **\$570,500** Sold Date **14-Aug-18**

Distance **0.43km**

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