



# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

56 Lester Avenue St Albans VIC 3021

3 - -

## Indicative Selling Price

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

Single Price \$710,000


## Median Sale Price


\$620,000 Houses in St albans between 01 Oct 2017 - 30 Sep 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.

	<b>76 Vincent Avenue St Albans VIC 3021</b>	Sold Price	<b>\$640,000</b>	Sold Date	<b>16-Jun-18</b>
	3  2  2			Distance	<b>0.19km</b>

	<b>86 Vincent Avenue St Albans VIC 3021</b>	Sold Price	<b>\$750,000</b>	Sold Date	<b>07-Aug-18</b>
	3  1  2			Distance	<b>0.25km</b>

	<b>148 Biggs Street St Albans VIC 3021</b>	Sold Price	<b>\$746,000</b>	Sold Date	<b>11-Jul-18</b>
	3  1  5			Distance	<b>0.55km</b>

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