



# STATEMENT OF INFORMATION

Prepared on 08 Nov 2018

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Section 47AF of the Estate Agents Act 1980

## LAND Offered for Sale

19 Scott Avenue St Albans VIC 3021



## Indicative Selling Price

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

Single Price \$950,000

## Median Sale Price

\$687,000 Lands in St albans between 01 Nov 2017 - 31 Oct 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.

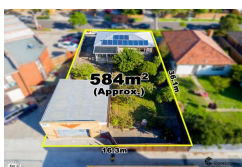


**15 Glendenning Street St Albans VIC 3021**



Sold Price **\$850,000** Sold Date **31-May-18**

Distance **0.12km**



**29 Marsden Crescent St Albans VIC 3021**



Sold Price **\$900,000** Sold Date **23-May-18**

Distance **0.43km**



**13 West Esplanade St Albans VIC 3021**



Sold Price **-** Sold Date **-**

Distance **0.48km**

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**79 Alfreda Street St Albans VIC  
3021**

Sold Price

**\$958,000**

Sold Date

**18-Jun-18**

 3  1  1

Distance

**0.84km**

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