



STATEMENT OF INFORMATION

Prepared on 16 Oct 2018

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

63A Theodore Street St Albans VIC 3021

3 2 2

Indicative Selling Price

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

Range between \$465,000 & \$510,000

Median Sale Price

\$425,000 Units 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.



74 Theodore Street St Albans VIC 3021

3 2 1

Sold Price **\$670,000** Sold Date **04-Jun-18**

Distance **0.07km**



2/104 George Street St Albans VIC 3021

3 2 1

Sold Price **\$640,000** Sold Date **15-Sep-18**

Distance **0.34km**



114A Theodore Street St Albans VIC 3021

3 1 1

Sold Price **\$494,000** Sold Date **25-Sep-18**

Distance **0.48km**

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