



YPA St Albans  
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E stalbans@ypa.com.au

### House Offered for Sale

156 Alfrieda Street St Albans VIC 3021

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### Indicative Selling Price

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

Range between \$650,000 & \$700,000

### Median Sale Price

\$535,000 Houses in St Albans between Jul 2016 - Jun 2017

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.



**174 Alfrieda Street St Albans VIC 3021**

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Sold Price **\$803,000** Sold Date **08-Jul-17**

Distance **0.17km**



**38 Walter Street St Albans VIC 3021**

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Sold Price **\$695,000** Sold Date **08-May-17**

Distance **0.38km**



**172 Alfrieda Street St Albans VIC 3021**

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Sold Price **\$710,000** Sold Date **05-Jul-17**

Distance **0.15km**

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