



Statement of Information

Sections 47AF of the Estate Agents Act 1980

1/38 Conrad Street,
ST ALBANS 3021

Unit
3 beds 1 baths 2 parking

Indicative selling price

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

**Range from \$460,000 -
\$500,000**

Median sale price

Median Unit for ST ALBANS for period Mar 2017 - Sep 2017
Sourced from **Pricefinder**.

\$330,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

2/46 WALMER AVE, Price **\$494,000** Sold 14 August 2017
St Albans 3021

2/60 BENT ST, Price **\$498,000** Sold 22 July 2017
St Albans 3021

1/52 CONRAD ST, Price **\$457,500** Sold 26 August 2017
St Albans 3021

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

Contact agents

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