



YPA St Albans
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STATEMENT OF INFORMATION

Prepared on 26 July 2017

House Offered for Sale

10 Manfred Avenue St Albans VIC 3021

0 0 0

Indicative Selling Price

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

Range between \$580,000 & \$620,000

Median Sale Price

\$546,500 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.



6 Manfred Avenue St Albans VIC 3021

3 1 1

Sold Price **\$582,000** Sold Date **28-Feb-17**

Distance **0.03km**



12 Harmon Avenue St Albans VIC 3021

3 1 1

Sold Price **\$610,000** Sold Date **27-May-17**

Distance **0.21km**



36 Cowper Avenue St Albans VIC 3021

3 1 1

Sold Price **\$640,000** Sold Date **24-Jun-17**

Distance **0.34km**

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