

St Albans Office  
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 E stalbans@stockdaleleggo.com.au

## Unit Offered for Sale

2/32 James Street St Albans VIC 3021

 3  1  1

## Indicative Selling Price

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

Range between \$380,000 & \$418,000

## Median Sale Price

\$343,000 Units in St Albans between Aug 2016 - Jul 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.



1/20-22 Adelaide Street St Albans  
VIC 3021

 3  1  1

Sold Price **\$380,000** Sold Date **27-Jan-17**

Distance **0.21km**



3/29 Cleveland Street St Albans  
VIC 3021

 3  2  1

Sold Price **\$390,000** Sold Date **17-Jan-17**

Distance **0.64km**



1B Stevens Road St Albans VIC 3021

 3  1  1

Sold Price **\$385,000** Sold Date **16-Jan-17**

Distance **0.55km**

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