



YPA St Albans
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STATEMENT OF INFORMATION

Prepared on 05 August 2017

House Offered for Sale

33 Moonstone Circuit St Albans VIC 3021

3 2 2

Indicative Selling Price

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

Range between \$520,000 & \$560,000

Median Sale Price

\$546,500 Houses 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.



8 Kiparra Close St Albans VIC 3021 Sold Price **\$565,000** Sold Date **15-Jul-17**
 3 2 1 Distance **0.63km**



31 Kiparra Close St Albans VIC 3021 Sold Price **\$490,000** Sold Date **05-May-17**
 3 2 1 Distance **0.74km**



72 Moondani Avenue St Albans VIC 3021 Sold Price **\$580,000** Sold Date **09-May-17**
 3 2 2 Distance **1.72km**

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