



YPA St Albans  
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### HOUSE Offered for Sale

304 Station Road St Albans VIC 3021

5 3 4

### Indicative Selling Price

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

Range between \$680,000 & \$720,000

### Median Sale Price

\$560,000 Houses in St albans between Sep 2016 - Aug 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.



**9 Adelaide Street St Albans VIC 3021**

6 4 2

Sold Price **\$695,000** Sold Date **04-Aug-17**

Distance **1.41km**



**28 Disraeli Street St Albans VIC 3021**

3 1 2

Sold Price **\$701,000** Sold Date **30-Aug-17**

Distance **0.43km**



**1 Theodore Street St Albans VIC 3021**

3 2 2

Sold Price **\$760,000** Sold Date **01-Jun-17**

Distance **1.87km**

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