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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

34 Adelaide Street St Albans VIC 3021

 3  1  2

## Indicative Selling Price

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

Range between \$725,000 & \$750,000













## Median Sale Price

\$620,000 Houses in St albans between 01 Jan 2018 - 31 Dec 2018

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.

	<b>93 William Street St Albans VIC 3021</b>  3  1 	Sold Price	<b>\$750,000</b>	Sold Date	<b>29-Oct-18</b>
				Distance	<b>1.9km</b>
	<b>17 Garfield Street St Albans VIC 3021</b>  4  1 	Sold Price	<b>\$725,000</b>	Sold Date	<b>23-Aug-18</b>
				Distance	<b>1.08km</b>
	<b>86 Vincent Avenue St Albans VIC 3021</b>  3  1 	Sold Price	<b>\$750,000</b>	Sold Date	<b>07-Aug-18</b>
				Distance	<b>1.75km</b>

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