



YPA St Albans  
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### HOUSE Offered for Sale

63 Manfred Avenue 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)

Single Price \$660,000

### Median Sale Price

\$622,000 Houses in St albans between May 2017 - Apr 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.



**45 Harcourt Avenue St Albans VIC 3021**

3 2 2

Sold Price **\$705,000** Sold Date **09-Jan-18**

Distance **0.16km**



**21 Ralph Avenue St Albans VIC 3021**

4 2 5

Sold Price **\$715,000** Sold Date **22-Mar-18**

Distance **0.35km**



**69 Glyndon Avenue St Albans VIC 3021**

3 1 4

Sold Price **\$650,000** Sold Date **26-Mar-18**

Distance **0.51km**

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