

Jay Nguyen  
 M 0421546848  
 E jay@westsiderealestate.com.au

## UNIT Offered for Sale

2/2 Lester Avenue St Albans VIC 3021

 3  2  2

## Indicative Selling Price

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

Range between \$450,000 & \$480,000

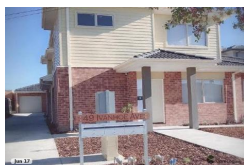
## Median Sale Price




\$336,000 Units 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.






**2/49 Ivanhoe Avenue St Albans VIC** Sold Price **\$450,000** Sold Date **03-Mar-17**  
 2  3  1 Distance **0.45km**



**1/49 Ivanhoe Avenue St Albans VIC** Sold Price **\$480,000** Sold Date **10-May-17**  
 3  3  1 Distance **0.46km**



**24 Errington Road St Albans VIC** Sold Price **\$520,000** Sold Date **11-Apr-17**  
 3  1  1 Distance **0.66km**

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90 Leonard Avenue St Albans VIC 3021

 3  2  1

Sold Price

**\$495,000**

Sold Date

**05-Apr-17**

Distance

**0.72km**

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