



YPA St Albans  
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### House Offered for Sale

33 Cleveland 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)

Single Price \$760,000

### Median Sale Price

\$550,000 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.



**13 Albert Crescent St Albans VIC 3021**

4 1 1

Sold Price **\$835,000** Sold Date **20-Mar-17**

Distance **0.79km**



**34 Elizabeth Street St Albans VIC 3021**

3 1 2

Sold Price **\$835,000** Sold Date **18-Feb-17**

Distance **0.4km**



**19 Oberon Avenue St Albans VIC 3021**

2 1 2

Sold Price **\$795,000** Sold Date **11-Feb-17**

Distance **1.8km**

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