

STATEMENT OF INFORMATION

73 LEONARD AVENUE, ST ALBANS, VIC 3021

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STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



73 LEONARD AVENUE, ST ALBANS, VIC



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$600,000 to \$660,000

Provided by: Taison Thanh () Nguyen , Sweeney Estate Agents, Sunshine

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

\$610,000

01 January 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.



29 LESTER AVE, ST ALBANS, VIC 3021



Sale Price

***\$645,000**

Sale Date: 23/09/2017

Distance from Property: 411m



37 AVONDALE AVE, ST ALBANS, VIC 3021



Sale Price

\$620,000

Sale Date: 08/09/2017

Distance from Property: 350m



118 WILLIAM ST, ST ALBANS, VIC 3021



Sale Price

***\$635,000**

Sale Date: 18/09/2017

Distance from Property: 358m



This report has been compiled on 08/02/2018 by Sweeney Estate Agents, Sunshine. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

73 LEONARD AVENUE, ST ALBANS, VIC 3021

Indicative selling price

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Price Range: \$600,000 to \$660,000

Median sale price

Median price \$610,000

House

Unit

Suburb

ST ALBANS

Period

01 January 2017 to 31 December 2017

Source

 pricfinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
29 LESTER AVE, ST ALBANS, VIC 3021	*\$645,000	23/09/2017
37 AVONDALE AVE, ST ALBANS, VIC 3021	\$620,000	08/09/2017
118 WILLIAM ST, ST ALBANS, VIC 3021	*\$635,000	18/09/2017