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STATEMENT OF INFORMATION

Prepared on 08 Nov 2017

HOUSE Offered for Sale

38 Glendenning Street St Albans VIC 3021

2 1 1

Indicative Selling Price

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

Single Price $1,000,000

Median Sale Price

$571,000 Houses in St albans between Nov 2016 - Oct 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.



32 Glendenning Street St Albans VIC 3021

3 1 -

Sold Price **$950,000** Sold Date **04-Aug-17**

Distance **0.05km**



29 Marsden Crescent St Albans VIC 3021

2 1 1

Sold Price **$940,000** Sold Date **27-May-17**

Distance **0.2km**



42 Glendenning Street St Albans VIC 3021

3 1 1

Sold Price **$1,000,000** Sold Date **10-Dec-16**

Distance **0.03km**

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