



STATEMENT OF INFORMATION

10 ASCOT COURT, ST ALBANS, VIC

PREPARED BY DANNY TRKULJA, HOMES GROUP ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 ASCOT COURT, ST ALBANS, VIC

3 1 2

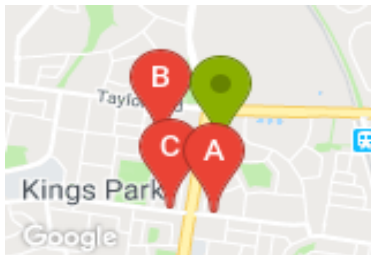
Indicative Selling Price

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

Price Range: \$525,000 to \$550,000

Provided by: Danny Trkulja, Homes Group Estate Agents

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

\$620,000

01 January 2018 to 30 June 2018

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.



58 GILLESPIE RD, ST ALBANS, VIC 3021

3 1 2

Sale Price

****\$570,000**

Sale Date: 29/06/2018

Distance from Property: 478m



20 GREVILLEA RD, KINGS PARK, VIC 3021

3 1 2

Sale Price

\$525,000

Sale Date: 17/04/2018

Distance from Property: 397m



82 GILLESPIE RD, KINGS PARK, VIC 3021

3 - -

Sale Price

\$540,000

Sale Date: 23/03/2018

Distance from Property: 554m



This report has been compiled on 02/08/2018 by Homes Group Estate Agents. 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

10 ASCOT COURT, ST ALBANS, VIC

Indicative selling price

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Price Range: \$525,000 to \$550,000

Median sale price

Median price \$620,000

House

Unit

Suburb

ST ALBANS

Period 01 January 2018 to 30 June 2018

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
58 GILLESPIE RD, ST ALBANS, VIC 3021	**\$570,000	29/06/2018
20 GREVILLEA RD, KINGS PARK, VIC 3021	\$525,000	17/04/2018
82 GILLESPIE RD, KINGS PARK, VIC 3021	\$540,000	23/03/2018