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### UNIT Offered for Sale

2/64 Station Avenue St Albans VIC 3021

 3  2  1

### Indicative Selling Price

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

Range between \$460,000 & \$500,000

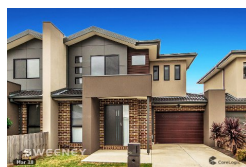
### Median Sale Price


\$397,000 Units in St albans between May 2017 - Apr 2018

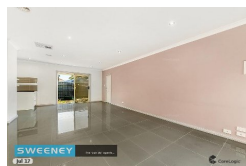
Source: CoreLogic




### Comparable Property Sales

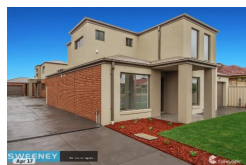
These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.






**40D Millawa Avenue St Albans VIC 3021** Sold Price **\$495,000** Sold Date **21-Apr-18**  
 3  1  2 Distance **0.02km**



**2/46 Walmer Avenue St Albans VIC 3021** Sold Price **\$494,000** Sold Date **14-Aug-17**  
 3  2  1 Distance **0.12km**



**1/71 Oberon Avenue St Albans VIC 3021** Sold Price **\$502,000** Sold Date **20-Dec-16**  
 3  2  1 Distance **0.28km**

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