

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/4 Graceburn Grove St Albans VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jun 2020

to

31 May 2021

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two 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:

Address of comparable property

Price

Date of sale

Address of comparable property	Price	Date of sale
4/4 Graceburn Grove St Albans VIC 3021	\$500,000	-
3/6 Grace Street St Albans VIC 3021	\$520,000	09-May-21

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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4/4 Graceburn Grove St Albans VIC 3021 Sold Price **\$500,000** Sold Date -

 2  2  1

Distance **0.02km**



3/6 Grace Street St Albans VIC 3021 Sold Price **\$520,000** Sold Date **09-May-21**

 3  1  1

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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