EASTWOOD ANDREWS
Nicole Andrews
P 5201 0575
M 0421521230
E nicole@eastwoodandrews.com.au

STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/51 Grafton Street St Albans Park VIC 3219

2 1 1

Indicative Selling Price

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

Range between $329,000 & $359,000

Median Sale Price

$330,000 Units in St albans park between 01 Feb 2018 - 31 Jan 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 5 kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



1/302 Wilsons Road St Albans Park VIC 3219

2 1 1

Sold Price **$315,000** Sold Date **29-Mar-18**

Distance **0.29km**



2/10 Westmoreland Street St Albans Park VIC 3219

3 1 1

Sold Price **$335,000** Sold Date **26-Feb-18**

Distance **0.39km**



10/20 Trenton Parade St Albans Park VIC 3219

2 1 1

Sold Price **$320,000** Sold Date **12-Jul-18**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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