Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	57 Grafton Street St Albans Park VIC 3219

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	$390,000	&	$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$432,500	Property type	House	Suburb	St Albans Park
Period-from	01 Oct 2018	to	30 Sep 2019	Source	Corelogic

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

A* These are the three properties sold within five 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.

Address of comparable property	Price	Date of sale
293 Wilsons Road St Albans Park VIC 3219	$407,000	16-Nov-18
7 Pinder Court St Albans Park VIC 3219	$400,000	14-Jun-19
301 Boundary Road St Albans Park VIC 3219	$410,000	10-Mar-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 24 October 2019

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293 Wilsons Road St Albans Park VIC 3219

3 1 1

Sold Price **$407,000** Sold Date **16-Nov-18**

Distance **0.09km**



7 Pinder Court St Albans Park VIC 3219

3 1 1

Sold Price **$400,000** Sold Date **14-Jun-19**

Distance **0.31km**



301 Boundary Road St Albans Park VIC 3219

3 1 6

Sold Price **$410,000** Sold Date **10-Mar-19**

Distance **0.54km**

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

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