



STATEMENT OF INFORMATION

44 GRANTHAM PARADE, ST ALBANS, VIC 3021

PREPARED BY DANNY TRKULJA, HOMES GROUP ESTATE AGENTS

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



44 GRANTHAM PARADE, ST ALBANS, VIC  3  2  1

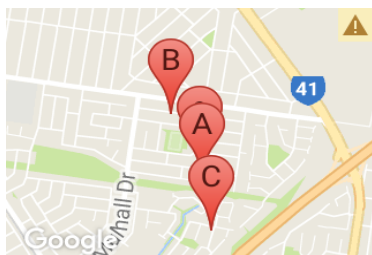
Indicative Selling Price

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

Price Range: \$570,000 to \$620,000

Provided by: Danny Trkulja, Homes Group Estate Agents

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (House)

\$620,000

01 January 2017 to 31 December 2017

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.



9 NADUR CRT, ST ALBANS, VIC 3021

 3  2  2

Sale Price

***\$580,000**

Sale Date: 03/03/2018

Distance from Property: 122m



9 SWANSEA PDE, ST ALBANS, VIC 3021

 3  1  2

Sale Price

***\$615,000**

Sale Date: 17/02/2018

Distance from Property: 382m



112 MOONSTONE CCT, ST ALBANS, VIC 3021

 3  1  2

Sale Price

***\$600,000**

Sale Date: 14/02/2018

Distance from Property: 503m



This report has been compiled on 09/03/2018 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

44 GRANTHAM PARADE, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range:

\$570,000 to \$620,000

Median sale price

Median price

\$620,000

House

X

Unit

Suburb

ST ALBANS

Period

01 January 2017 to 31 December 2017

Source



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
9 NADUR CRT, ST ALBANS, VIC 3021	*\$580,000	03/03/2018
9 SWANSEA PDE, ST ALBANS, VIC 3021	*\$615,000	17/02/2018
112 MOONSTONE CCT, ST ALBANS, VIC 3021	*\$600,000	14/02/2018