

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/70 MILLAWA AVENUE ST ALBANS VIC 3021	\$525,000	09-Jul-22
1/106 CONRAD STREET ST ALBANS VIC 3021	\$508,000	12-Sep-22
2/24 ADELAIDE STREET ST ALBANS VIC 3021	\$527,500	20-Jul-22

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.~~

This Statement of Information was prepared on: 27 September 2022

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**2/70 MILLAWA AVENUE ST  
 ALBANS VIC 3021**

 2  2  1

Sold Price **\$525,000** Sold Date **09-Jul-22**

Distance **1.46km**



**1/106 CONRAD STREET ST ALBANS  
 VIC 3021**

 2  1  3

Sold Price <sup>RS</sup> **\$508,000** Sold Date **12-Sep-22**

Distance **0.46km**



**2/24 ADELAIDE STREET ST  
 ALBANS VIC 3021**

 2  1  1

Sold Price **\$527,500** Sold Date **20-Jul-22**

Distance **1.43km**

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

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