

Statement of Information

Prepared on: 16th October 2024



3/3 Grant Street, ST ALBANS VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

3/3 GRANT STREET 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

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2023

to

30 Sep 2024

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

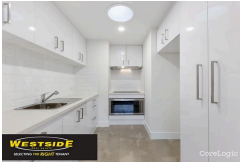
Date of sale

3/69 SHIRLEY STREET ST ALBANS VIC 3021	\$380,000	13-Aug-24
1/1-3 JOHN STREET ST ALBANS VIC 3021	\$380,000	22-Apr-24
2/8 JOHN STREET ST ALBANS VIC 3021	\$356,000	17-Sep-24

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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3/69 SHIRLEY STREET ST ALBANS VIC 3021

Sold Price

^{RS} **\$380,000**

Sold Date **13-Aug-24**

2 1 1

Distance **0.77km**



1/1-3 JOHN STREET ST ALBANS VIC 3021

Sold Price

\$380,000

Sold Date **22-Apr-24**

2 1 1

Distance **0.86km**



2/8 JOHN STREET ST ALBANS VIC 3021

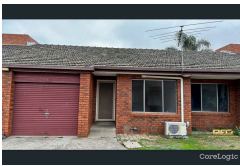
Sold Price

^{RS} **\$356,000**

Sold Date **17-Sep-24**

2 1 1

Distance **0.92km**



3/1-3 RUTH STREET ST ALBANS VIC 3021

Sold Price

\$360,000

Sold Date **22-Jun-24**

2 1 1

Distance **1.21km**

RS = Recent sale

UN = Undisclosed Sale

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