



YPA St Albans

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STATEMENT OF INFORMATION

Prepared on 30 Nov 2018

Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

28A Grantham Parade St Albans VIC 3021

3 2 1

Indicative Selling Price

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

Range between \$550,000 & \$580,000

Median Sale Price

\$431,000 Units in St albans between 01 Nov 2017 - 31 Oct 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

		2/30 Grantham Parade St Albans VIC 3021	Sold Price	\$550,000	Sold Date	03-Jul-18
		3 2 1			Distance	0.01km
		6 Moray Court St Albans VIC 3021	Sold Price	\$585,000	Sold Date	18-Aug-18
		3 1 2			Distance	0.31km
		5 Foxton Street St Albans VIC 3021	Sold Price	\$565,000	Sold Date	18-Jul-18
		3 1 -			Distance	1.39km

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