

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

24 Gratz 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,500

Property type

House

Suburb

St Albans

Period-from

01 Aug 2020

to

31 Jul 2021

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

1/12 Kate Street St Albans VIC 3021	\$635,000	10-Apr-21
1/13 James Street St Albans VIC 3021	\$605,000	03-Jul-21
2/11 Washington Street St Albans VIC 3021	\$605,000	25-Feb-21

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.~~

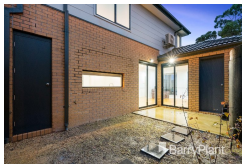
This Statement of Information was prepared on: 02 August 2021



1/12 Kate Street St Albans VIC 3021 Sold Price **\$635,000** Sold Date **10-Apr-21**

 3  2  2

Distance **0.95km**



1/13 James Street St Albans VIC 3021 Sold Price ^{RS} **\$605,000** Sold Date **03-Jul-21**

 3  2  1

Distance **1.2km**

HELP TO PREVENT THE SPREAD OF COVID-19

Property Inspection	Auction	Settlement	Appraisals
<ul style="list-style-type: none"> Check for any visible signs of damage or wear. Check for any signs of water damage or leaks. Check for any signs of mold or mildew. Check for any signs of pest infestation. Check for any signs of structural damage. Check for any signs of electrical issues. Check for any signs of plumbing issues. Check for any signs of heating or cooling issues. Check for any signs of fire safety issues. Check for any signs of security issues. Check for any signs of landscaping issues. Check for any signs of general maintenance issues. 	<ul style="list-style-type: none"> Check for any visible signs of damage or wear. Check for any signs of water damage or leaks. Check for any signs of mold or mildew. Check for any signs of pest infestation. Check for any signs of structural damage. Check for any signs of electrical issues. Check for any signs of plumbing issues. Check for any signs of heating or cooling issues. Check for any signs of fire safety issues. Check for any signs of security issues. Check for any signs of landscaping issues. Check for any signs of general maintenance issues. 	<ul style="list-style-type: none"> Check for any visible signs of damage or wear. Check for any signs of water damage or leaks. Check for any signs of mold or mildew. Check for any signs of pest infestation. Check for any signs of structural damage. Check for any signs of electrical issues. Check for any signs of plumbing issues. Check for any signs of heating or cooling issues. Check for any signs of fire safety issues. Check for any signs of security issues. Check for any signs of landscaping issues. Check for any signs of general maintenance issues. 	<ul style="list-style-type: none"> Check for any visible signs of damage or wear. Check for any signs of water damage or leaks. Check for any signs of mold or mildew. Check for any signs of pest infestation. Check for any signs of structural damage. Check for any signs of electrical issues. Check for any signs of plumbing issues. Check for any signs of heating or cooling issues. Check for any signs of fire safety issues. Check for any signs of security issues. Check for any signs of landscaping issues. Check for any signs of general maintenance issues.

2/11 Washington Street St Albans VIC 3021 Sold Price **\$605,000** Sold Date **25-Feb-21**

 3  2  1

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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