

Thomas Nguyen

M 0433255438

E thomas.nguyen@barryplant.com.au

Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

48 Grace Street St Albans VIC 3021

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Indicative Selling Price

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

Range between \$500,000 - \$520,000

Median Sale Price

\$608,000 Houses in St albans between 01 May 2018 - 30 Apr 2019

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.

	33 Grace Street St Albans VIC 3021		Sold Price ^{RS}	\$480,000 ^{UN}	Sold Date	25-Mar-19
	 3	 1	 1		Distance	0.22km
	290 Sunshine Avenue Kealba VIC 3021		Sold Price	\$511,000	Sold Date	01-Dec-18
	 3	 2	 3		Distance	0.26km
	16 Lois Street St Albans VIC 3021		Sold Price	\$500,000	Sold Date	11-Jan-19
	 3	 1	 2		Distance	0.37km

RS = Recent sale

UN = Undisclosed Sale

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