

Statement of Information

Prepared on 12th July 2023



2/3 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

2/3 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

\$350,000

&

\$370,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2022

to

30 Jun 2023

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

Address of comparable property	Price	Date of sale

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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1/54-56 GLADSTONE STREET ST ALBANS VIC 3021

Sold Price **\$430,000** Sold Date **06-Jun-22**

2 1 1

Distance **0.36km**



1/69 SHIRLEY STREET ST ALBANS VIC 3021

Sold Price **\$399,999** Sold Date **26-May-22**

2 1 1

Distance **0.78km**



3/49 JAMES STREET ST ALBANS VIC 3021

Sold Price **\$303,000** Sold Date **24-Feb-22**

2 1 1

Distance **0.8km**



3/53 SHIRLEY STREET ST ALBANS VIC 3021

Sold Price **\$336,000** Sold Date **15-Feb-22**

2 1 1

Distance **0.97km**



5/12 GERTRUDE STREET ST ALBANS VIC 3021

Sold Price **\$380,000** Sold Date **12-Jul-22**

2 1 1

Distance **1.16km**



1/30 SHIRLEY STREET ST ALBANS VIC 3021

Sold Price **\$385,000** Sold Date **24-Mar-22**

2 1 1

Distance **1.2km**

RS = Recent sale UN = Undisclosed Sale

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**1/1-3 MARGRAVE STREET ST
ALBANS VIC 3021**

2 1 1

Sold Price **\$369,999** Sold Date **05-Jan-23**

Distance **1.32km**



**3/106 CONRAD STREET ST
ALBANS VIC 3021**

2 1 1

Sold Price - Sold Date **25-Jan-22**

Distance **1.82km**



**6/100 FOX STREET ST ALBANS VIC
3021**

2 1 1

Sold Price **\$320,000** Sold Date **10-May-22**

Distance **1.94km**



**4/82-84 FOX STREET ST ALBANS
VIC 3021**

2 1 1

Sold Price **\$355,000** Sold Date **28-Mar-22**

Distance **2.05km**

RS = Recent sale UN = Undisclosed Sale

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