

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

38 Grace Street, St Albans Vic 3021

Indicative selling price

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

Single price

\$639,000

Median sale price

Median price

\$669,000

House

X

Unit

Suburb

St Albans

Period - From

01/10/2017

to

31/12/2017

Source

REIV

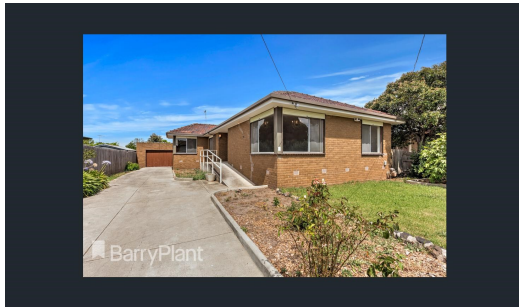
Comparable property sales (*Delete A or B below as applicable)

- A*** These are the three properties sold within two kilometres of the property for sale in the last six 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	6a Thorndon Dr ST ALBANS 3021	\$635,000	26/02/2018
2	48 Leslie St ST ALBANS 3021	\$615,000	30/11/2017
3	9 Swansea Pde ST ALBANS 3021	\$615,000	17/02/2018

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 six months.



Rooms:
Property Type: House (Res)
Land Size: 609 sqm approx
Agent Comments

Comparable Properties



6a Thorndon Dr ST ALBANS 3021 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 26/02/2018
Rooms: 6
Property Type: House



48 Leslie St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 30/11/2017
Rooms: 4
Property Type: House
Land Size: 589 sqm approx

9 Swansea Pde ST ALBANS 3021 (REI)

Agent Comments



Price: \$615,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 533 sqm approx