Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa	ale				
Address Including suburb and postcode	1/20 Grant Street, St	t Albans, Vic 3021			
Indicative selling price	<u> </u>				
For the meaning of this price	see consumer.vic.gov	v.au/underquoting		_	
range between	\$595,000	&	\$645,000		
Median sale price				_	
Median price	\$482,500 Prope	rty type Unit	Suburt	St Albans	3
Period - From 01/02/202	to 30/04/20	Source Source	PropTrack		
Comparable property s	sales (*Delete A o	or B below as a	pplicable)		
	properties sold within this representative cons				
Address of comparable pro	operty		Prio	e	Date of sale
1/29 Cleveland Street, St Alk	\$56	0,000	10/01/2024		
4/34 Pennell Avenue, St Alba	\$60	0,000	16/04/2024		
4/18 James St, St Albans, VI	\$57	0,000	24/02/2024		
OR .					
	agent's representative kilometres of the prop			1гее сотра і	rable properties
	This State	ement of Information w	was prepared on: 13	/05/2024	



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 2/20 Grant Street, St Albans, Vic 3021								
Indicative selling price	е							
For the meaning of this price	see consume	er.vic.gov.au/un	derquoting	ļ 		1		
range between		&	\$590,000)				
Median sale price		٦			ı			
Median price	\$482,500	Property type	e <i>Unit</i>	Unit S		St Albans		
Period - From 01/02/20	24 to	30/04/2024	Source	Prop	Track			
Comparable property	-				-			
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								
1/29 Cleveland Street, St Albans, VIC 3021						,000	10/01/2024	
3/34 Cleveland Street, St Albans, VIC 3021						,000	05/02/2024	
1/9 Adams Street, St Albans, VIC 3021					\$530,	30,000 25/03/2024		
OR								
B* The estate agent or were sold within two						ee compara	ble properties-	
		This Statement o	f Informatior	was prepared	d on: 13/0	5/2024		



Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for s	ale							
Address Including suburb and postcode	3/20 Grant Street, St Albans, Vic 3021							
Indicative selling pric	е							
For the meaning of this price	see consumer.	.vic.gov.au/unde	erquoting					
range betweer	\$490,000		\$530,000					
Median sale price					r			
Median price	\$482,500	Property type	Unit	s	uburb	St Albans		
Period - From 01/02/20	24 to 3	0/04/2024	Source	PropTr	ack			
Comparable property	sales (*Dele	te A or B be	low as	applicable)				
A* These are the three estate agent or age	properties sold nt's representati	within two kilor	netres of to	the property for comparable to	sale in the pro	n the last six perty for sale	months that the	
Address of comparable property							Date of sale	
3/34 Cleveland Street, St Albans, VIC 3021					\$510,0	000	05/02/2024	
1/9 Adams Street, St Albans, VIC 3021						\$530,000 25/03/202		
1/48-50 Disraeli Street, St Albans, VIC 3021						\$450,000 16/04/2024		
OR .								
3* The estate agent or were sold within two						ee comparat	le properties	
	Th	his Statement of I	nformation	was prepared or	n: 13/05	5/2024		

