

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

2/1A GRAY COURT 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2022

to

31 Jul 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

18B LAHY STREET ST ALBANS VIC 3021	\$514,500	10-Jul-23
5A BEERS COURT ST ALBANS VIC 3021	\$517,500	04-Apr-23

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: 01 August 2023



18B LAHY STREET ST ALBANS VIC 3021

Sold Price

^{RS} **\$514,500**

Sold Date

10-Jul-23

 2
  1
  1

Distance

2.91km



5A BEERS COURT ST ALBANS VIC 3021

Sold Price

\$517,500

Sold Date

04-Apr-23

 2
  1
  2

Distance

0.27km

RS = Recent sale

UN = Undisclosed Sale

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