

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address 36 Grafton Street, St Albans Park Vic 3219
Including suburb or locality and postcode

Indicative selling price

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

Range between \$565,000 & \$620,000

Median sale price

Median price \$570,000 Property Type House Suburb St Albans Park

Period - From 01/04/2023 to 31/03/2024 Source REIV

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

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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	1 Westmoreland St ST ALBANS PARK 3219	\$630,000	31/01/2024
2	12 Mcallister St BREAKWATER 3219	\$590,000	26/02/2024
3	46 Grafton St ST ALBANS PARK 3219	\$585,000	28/08/2023

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

31/05/2024 11:36

36 Grafton Street, St Albans Park Vic 3219



Property Type:
Agent Comments

Indicative Selling Price
\$565,000 - \$620,000
Median House Price
Year ending March 2024: \$570,000

Comparable Properties



1 Westmoreland St ST ALBANS PARK 3219 (REI) Agent Comments



Price: \$630,000
Method: Private Sale
Date: 31/01/2024
Property Type: House
Land Size: 742 sqm approx



12 Mcallister St BREAKWATER 3219 (REI/VG) Agent Comments



Price: \$590,000
Method: Private Sale
Date: 26/02/2024
Property Type: House (Res)
Land Size: 536 sqm approx

46 Grafton St ST ALBANS PARK 3219 (VG) Agent Comments



Price: \$585,000
Method: Sale
Date: 28/08/2023
Property Type: House (Res)
Land Size: 562 sqm approx

Account - Jellis Craig Barwon Heads



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