

#### 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	15 Grantham Parade, St Albans Vic 3021
Including suburb and	
postcode	

#### Indicative selling price

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

Single price \$639,000

#### Median sale price

Median price	\$600,000	Hou	ise X	Unit		Suburb	St Albans
Period - From	01/07/2016	to	30/06/2017		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 10 Leslie St ST ALBANS 3021 \$631,000 08/07/2017 2 35 Mulhall Dr ST ALBANS 3021 \$626,000 22/07/2017 3 16 Grantham Pde ST ALBANS 3021 \$620,500 05/08/2017

#### OR

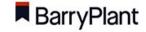
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228





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Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 542 sqm approx **Agent Comments** 

**Indicative Selling Price** \$639,000 **Median House Price** Year ending June 2017: \$600,000

### Comparable Properties



10 Leslie St ST ALBANS 3021 (REI)





Price: \$631,000 Method: Auction Sale Date: 08/07/2017 Rooms: 5

Property Type: House (Res) Land Size: 559 sqm approx

**Agent Comments** 



35 Mulhall Dr ST ALBANS 3021 (REI)

**1** 3



Price: \$626,000 Method: Auction Sale Date: 22/07/2017

Rooms: -

Property Type: House (Res) Land Size: 534 sqm approx

Agent Comments



16 Grantham Pde ST ALBANS 3021 (REI)





Price: \$620,500 Method: Auction Sale Date: 05/08/2017

Rooms: 5

Property Type: House (Res) Land Size: 550 sqm approx

**Agent Comments** 

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