

## UNIT Offered for Sale

1/46 Grace Street St Albans VIC 3021

 3  1  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$440,000 & \$460,000

## Median Sale Price




\$422,500 Units in St albans between 01 May 2018 - 30 Apr 2019

Source: CoreLogic




## Comparable Property Sales

These are the 3 properties sold within 2 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.






**2/12 Medina Road Keilor Downs VIC 3038** Sold Price **\$465,000** Sold Date **02-Feb-19**  
 2  1  1 Distance **0.88km**



**1A Station Avenue St Albans VIC 3021** Sold Price **\$460,000** Sold Date **25-Feb-19**  
 3  1  1 Distance **1.32km**



**1/54 East Esplanade St Albans VIC 3021** Sold Price **\$450,000** Sold Date **12-Mar-19**  
 3  1  1 Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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