



CRANE[™]
REALESTATE

STATEMENT OF INFORMATION

2/12 ELIZABETH STREET, ST ALBANS, VIC 3021

PREPARED BY VLADIMIR ORELLANA, CRANE REAL ESTATE

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



2/12 ELIZABETH STREET, ST ALBANS, VIC  2  1  1

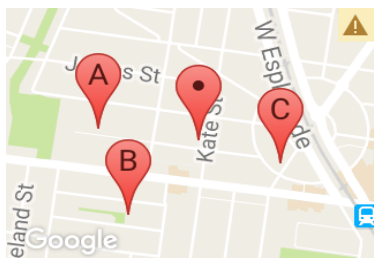
Indicative Selling Price

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

Price Range: **300,000 to 330,000**

Provided by: Vladimir Orellana, Crane Real Estate

MEDIAN SALE PRICE



ST ALBANS, VIC, 3021

Suburb Median Sale Price (Unit)

\$335,500

01 April 2016 to 31 March 2017

Provided by: 

COMPARABLE PROPERTIES

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.



1/38 ELIZABETH ST, ST ALBANS, VIC 3021

 2  1  1

Sale Price

\$300,000

Sale Date: 13/04/2017

Distance from Property: 330m



2/12 HOOK ST, ST ALBANS, VIC 3021

 2  1  1

Sale Price

\$327,000

Sale Date: 09/04/2017

Distance from Property: 353m



14 ALBERT CRES, ST ALBANS, VIC 3021

 2  -  -

Sale Price

\$325,000

Sale Date: 22/02/2017

Distance from Property: 281m



This report has been compiled on 19/06/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/12 ELIZABETH STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range:

300,000 to 330,000

Median sale price

Median price

\$335,500

House

Unit


Suburb

ST ALBANS

Period

01 April 2016 to 31 March 2017

Source



Comparable property sales

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
1/38 ELIZABETH ST, ST ALBANS, VIC 3021	\$300,000	13/04/2017
2/12 HOOK ST, ST ALBANS, VIC 3021	\$327,000	09/04/2017
14 ALBERT CRES, ST ALBANS, VIC 3021	\$325,000	22/02/2017