



**CRANE**<sup>TM</sup>  
REALESTATE



## STATEMENT OF INFORMATION

20/12 PERCY STREET, ST ALBANS, VIC 3021

PREPARED BY VLADIMIR ORELLANA, CRANE REAL ESTATE

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**20/12 PERCY STREET, ST ALBANS, VIC**

 2  1  1

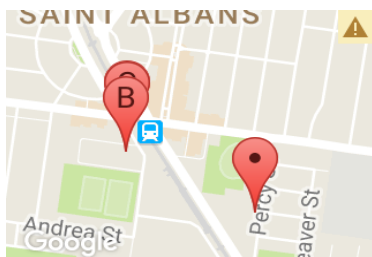
### Indicative Selling Price

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

**Price Range: 290,000 to 320,000**

Provided by: Vladimir Orellana, Crane Real Estate

## MEDIAN SALE PRICE



**ST ALBANS, VIC, 3021**

Suburb Median Sale Price (Unit)

**\$330,000**

01 July 2016 to 30 June 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.



**6/31 MARSDEN CRES, ST ALBANS, VIC 3021**

 2  1  1

Sale Price

**\*\$445,000**

Sale Date: 01/07/2017

Distance from Property: 504m



**5/18 MARSDEN CRES, ST ALBANS, VIC 3021**

 2  1  1

Sale Price

**\$330,000**

Sale Date: 16/03/2017

Distance from Property: 477m



**1/31 MARSDEN CRES, ST ALBANS, VIC 3021**

 2  1  2

Sale Price

**\$330,000**

Sale Date: 06/03/2017

Distance from Property: 499m



This report has been compiled on 21/08/2017 by Crane Real Estate. Property Data Solutions Pty Ltd 2017 - [www.pricefinder.com.au](http://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

20/12 PERCY STREET, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range:

290,000 to 320,000

Median sale price

Median price

\$330,000

House

Unit

X


Suburb

ST ALBANS

Period

01 July 2016 to 30 June 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
6/31 MARSDEN CRES, ST ALBANS, VIC 3021	*\$445,000	01/07/2017
5/18 MARSDEN CRES, ST ALBANS, VIC 3021	\$330,000	16/03/2017
1/31 MARSDEN CRES, ST ALBANS, VIC 3021	\$330,000	06/03/2017