

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

15/32 EAST ESPLANADE, ST ALBANS, VIC 3021

Indicative selling price

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

Price Range: \$275,000 to \$295,000

Median sale price

Median price

\$335,000

House

Unit

X

Suburb

ST ALBANS

Period

01 October 2016 to 30 September 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
14 ALBERT CRES, ST ALBANS, VIC 3021	\$285,000	05/07/2017
24/32 EAST ESP, ST ALBANS, VIC 3021	\$278,000	27/07/2017
20/12 PERCY ST, ST ALBANS, VIC 3021	*\$312,000	21/10/2017