

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 24/32 EAST ESPLANADE, ST ALBANS, VIC 3021


Indicative selling price

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

Single Price / Range \$275,000 to \$295,000

Median sale price

Median price \$335,000 House ☐ Unit ☒ Suburb ST ALBANS

Period 01 October 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
102 ✓	14 ALBERT CRES, ST ALBANS, VIC 3021	\$305,000	08/02/2017
104 ✓	14 ALBERT CRES, ST ALBANS, VIC 3021	\$290,000	20/12/2016
204 ✓	14 ALBERT CRES, ST ALBANS, VIC 3021	\$295,000	20/12/2016