

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

8/128 East Esplanade St Albans VIC 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$280,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$420,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two 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.

Address of comparable property

Price

Date of sale

1/10 John Street St Albans VIC 3021	\$355,000	09-Apr-19
2/49 James Street St Albans VIC 3021	\$288,000	21-Mar-19
2/49 James Street St Albans VIC 3021	\$288,000	21-Mar-19

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 18 November 2019

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1/10 John Street St Albans VIC 3021 Sold Price **\$355,000** Sold Date **09-Apr-19**

2 1 1

Distance **1.3km**

2/49 James Street St Albans VIC 3021 Sold Price **\$288,000** Sold Date **21-Mar-19**

2 - -

Distance **1.39km**



Sold Price Sold Date **21-Mar-19**

2 1 1

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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