

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

15/32 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

or range
between

\$330,000

&

\$360,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2024

to

31 Mar 2025

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

15/32 EAST ESPLANADE ST ALBANS VIC 3021	\$345,000	30-Oct-23
21/32 EAST ESPLANADE ST ALBANS VIC 3021	\$355,000	20-Oct-24
22/32 EAST ESPLANADE ST ALBANS VIC 3021	\$320,000	14-Nov-24

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.

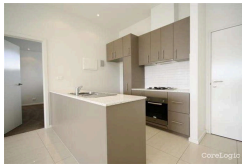
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**15/32 EAST ESPLANADE ST
ALBANS VIC 3021**

 2  1  1

Sold Price

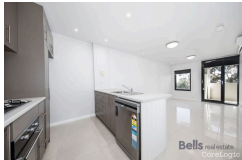
\$345,000

Sold Date

30-Oct-23

Distance

0km



**21/32 EAST ESPLANADE ST
ALBANS VIC 3021**

 2  1  1

Sold Price

\$355,000

Sold Date

20-Oct-24

Distance

0km



**22/32 EAST ESPLANADE ST
ALBANS VIC 3021**

 2  1  -

Sold Price

\$320,000

Sold Date

14-Nov-24

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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