

## 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

1/112 East Esplanade Esplanade, 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)

Single price

\$335,000

#### Median sale price

Median price

\$455,000

House

Unit

X

Suburb

St Albans

Period - From

01/07/2017

to

30/09/2017

Source

REIV

#### 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 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 |
|---|------------------------------------|-----------|--------------|
| 1 | 6/31 Kodre St ST ALBANS 3021       | \$345,000 | 15/08/2017   |
| 2 | 4/41-43 James St ST ALBANS 3021    | \$325,000 | 19/07/2017   |
| 3 | 3/40 East Esplanade ST ALBANS 3021 | \$320,000 | 05/08/2017   |

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 six months.~~



Rooms:  
Property Type:  
Agent Comments

**Indicative Selling Price**  
\$349,000  
**Median Unit Price**  
September quarter 2017: \$455,000

## Comparable Properties



6/31 Kodre St ST ALBANS 3021 (REI/VG)

Agent Comments



**Price:** \$345,000  
**Method:** Private Sale  
**Date:** 15/08/2017  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 250 sqm approx



4/41-43 James St ST ALBANS 3021 (REI)

Agent Comments



**Price:** \$325,000  
**Method:** Auction Sale  
**Date:** 19/07/2017  
**Rooms:** -  
**Property Type:** Unit



3/40 East Esplanade ST ALBANS 3021 (REI)

Agent Comments



**Price:** \$320,000  
**Method:** Private Sale  
**Date:** 05/08/2017  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 500 sqm approx