

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

6/40 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

\$370,000

&

\$390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2024

to

28 Feb 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

1/40 EAST ESPLANADE ST ALBANS VIC 3021	\$385,000	22-Oct-24
3/4-8 MERTON STREET ST ALBANS VIC 3021	\$380,000	23-Sep-24
3/69 SHIRLEY STREET ST ALBANS VIC 3021	\$380,000	13-Aug-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.~~

This Statement of Information was prepared on: 13 March 2025

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**1/40 EAST ESPLANADE ST
ALBANS VIC 3021**

 1  1  -

Sold Price

\$385,000

Sold Date **22-Oct-24**

Distance

0km



**3/4-8 MERTON STREET ST
ALBANS VIC 3021**

 2  -  -

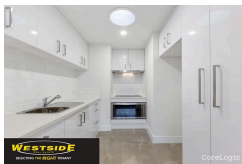
Sold Price

\$380,000

Sold Date **23-Sep-24**

Distance

1.29km



**3/69 SHIRLEY STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

Sold Date **13-Aug-24**

Distance

0.87km

RS = Recent sale

UN = Undisclosed Sale

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