

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

4/112 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$487,500

Property type

Unit

Suburb

St Albans

Period-from

01 Aug 2022

to

31 Jul 2023

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

3/114 GEORGE STREET ST ALBANS VIC 3021	\$465,000	24-Aug-21
31/7 REGAN STREET ST ALBANS VIC 3021	\$430,000	09-Oct-21
2/97 THEODORE STREET ST ALBANS VIC 3021	\$495,000	30-Jan-22

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: 17 August 2023



3/114 GEORGE STREET ST ALBANS VIC 3021 Sold Price **\$465,000** Sold Date **24-Aug-21**
 Distance **0.09km**

2 1 1



31/7 REGAN STREET ST ALBANS VIC 3021 Sold Price **\$430,000** Sold Date **09-Oct-21**
 Distance **0.31km**

2 1 1



2/97 THEODORE STREET ST ALBANS VIC 3021 Sold Price **\$495,000** Sold Date **30-Jan-22**
 Distance **0.45km**

2 1 2

RS = Recent sale UN = Undisclosed Sale

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