



STATEMENT OF INFORMATION

3 ELLSTONE AVENUE, ST ALBANS PARK, VIC-3219

PREPARED BY DAVID PHILLIPS, FRUIT PROPERTY GEELONG

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



3 ELLSTONE AVENUE, ST ALBANS PARK, 3 2 -

Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Price Range: \$370,000 to \$380,000

Provided by: David Phillips, Fruit Property Geelong

MEDIAN SALE PRICE



ST ALBANS PARK, VIC, 3219

Suburb Median Sale Price (House)

\$389,500

01 July 2017 to 31 December 2017

Provided by: pricefinder

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



304 WILSONS RD, ST ALBANS PARK, VIC 3219 3 2 4

Sale Price

\$379,000

Sale Date: 26/09/2017

Distance from Property: 45m



299 WILSONS RD, ST ALBANS PARK, VIC 3219 3 2 2

Sale Price

\$370,000

Sale Date: 07/07/2017

Distance from Property: 231m



51 ST JAMES ST, ST ALBANS PARK, VIC 3219 3 1 2

Sale Price

***\$380,000**

Sale Date: 16/12/2017

Distance from Property: 396m

This report has been compiled on 22/01/2018 by Fruit Property Geelong, Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3 ELLSTONE AVENUE, ST ALBANS PARK, VIC 3219

Indicative selling price

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Price Range: \$370,000 to \$380,000

Median sale price

Median price \$389,500

House

Unit

Suburb

ST ALBANS PARK

Period 01 July 2017 to 31 December 2017

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
304 WILSONS RD, ST ALBANS PARK, VIC 3219	\$379,000	26/09/2017
299 WILSONS RD, ST ALBANS PARK, VIC 3219	\$370,000	07/07/2017
51 ST JAMES ST, ST ALBANS PARK, VIC 3219	*\$380,000	16/12/2017