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# STATEMENT OF INFORMATION

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## UNIT Offered for Sale

3/31 Marsden Crescent St Albans VIC 3021

2 1 1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$515,000

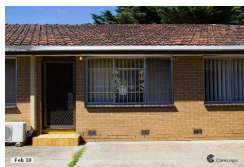
## Median Sale Price

\$419,500 Units in St albans between Aug 2017 - Jul 2018

Source: CoreLogic

## Comparable Property Sales

These are the 3 properties sold within 2 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.



**2/112 East Esplanade St Albans VIC** Sold Price **\$317,000** Sold Date **04-Mar-18**  
 2 1 1 Distance **1.67km**



**4/112 East Esplanade St Albans VIC** Sold Price **\$340,000** Sold Date **24-May-18**  
 2 1 1 Distance **1.67km**



**1/46 William Street St Albans VIC** Sold Price **\$385,000** Sold Date **28-Feb-18**  
 2 1 1 Distance **1.74km**

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