

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

5/218 BIGGS STREET 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

\$335,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2023

to

30 Nov 2024

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

3/218 BIGGS STREET ST ALBANS VIC 3021	\$325,000	17-Oct-24
3/1-3 RUTH STREET ST ALBANS VIC 3021	\$360,000	22-Jun-24
4/12 GERTRUDE STREET ST ALBANS VIC 3021	\$425,000	27-Oct-23

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: 02 December 2024

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3/218 BIGGS STREET ST ALBANS VIC 3021

Sold Price

^{RS}

\$325,000

Sold Date

17-Oct-24

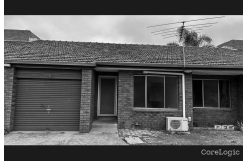
2

1

1

Distance

0.01km



3/1-3 RUTH STREET ST ALBANS VIC 3021

Sold Price

\$360,000

Sold Date

22-Jun-24

2

1

1

Distance

0.43km



4/12 GERTRUDE STREET ST ALBANS VIC 3021

Sold Price

\$425,000

Sold Date

27-Oct-23

2

1

1

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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