

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

4/20 RUTH 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

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/45 GEORGE STREET ST ALBANS VIC 3021	\$615,000	12-Mar-22
2/20 GEORGE STREET ST ALBANS VIC 3021	\$600,000	23-Mar-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: 01 September 2022



**2/45 GEORGE STREET ST ALBANS
VIC 3021**

Sold Price

\$615,000

Sold Date

12-Mar-22



3



2



2

Distance

1.46km



**2/20 GEORGE STREET ST ALBANS
VIC 3021**

Sold Price

\$600,000

Sold Date

23-Mar-22



3



1



2

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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