

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

4/12 Gertrude 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

\$350,000

&

\$365,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$435,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2019

to

31 Jan 2020

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

1/38 Elizabeth Street St Albans VIC 3021	\$360,000	26-Aug-19
1/75 Henry Street St Albans VIC 3021	\$324,000	14-Sep-19
3/38 Conrad Street St Albans VIC 3021	\$410,000	19-Sep-19

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.~~

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1/38 Elizabeth Street St Albans VIC 3021 Sold Price **\$360,000** Sold Date **26-Aug-19**

2 1 1

Distance **0.52km**



1/75 Henry Street St Albans VIC 3021 Sold Price **\$324,000** Sold Date **14-Sep-19**

2 1 1

Distance **0.71km**



3/38 Conrad Street St Albans VIC 3021 Sold Price **\$410,000** Sold Date **19-Sep-19**

2 1 1

Distance **1.11km**

RS = Recent sale **UN** = Undisclosed Sale

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