

## 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

1/120 BIGGS STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2023

to

31 Oct 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

3/25 CONRAD STREET ST ALBANS VIC 3021	\$450,000	01-Oct-24
3/164 BIGGS STREET ST ALBANS VIC 3021	\$495,000	05-Oct-24
4/52 CONRAD STREET ST ALBANS VIC 3021	\$440,000	26-Aug-24

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: 12 November 2024



**3/25 CONRAD STREET ST ALBANS  
VIC 3021**

Sold Price

<sup>RS</sup> **\$450,000**

Sold Date

**01-Oct-24**

2

1

1

Distance

**0.33km**



**3/164 BIGGS STREET ST ALBANS  
VIC 3021**

Sold Price

<sup>RS</sup> **\$495,000**

Sold Date

**05-Oct-24**

2

1

1

Distance

**0.42km**



**4/52 CONRAD STREET ST ALBANS  
VIC 3021**

Sold Price

**\$440,000**

Sold Date

**26-Aug-24**

2

1

1

Distance

**0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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