

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

1/21 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

or range
between

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2020

to

31 Dec 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

4/64 Ivanhoe Avenue St Albans VIC 3021	\$453,000	12-Jul-20
1/13 Cowper Avenue St Albans VIC 3021	\$430,000	09-Jul-20
2/370 Main Road West St Albans VIC 3021	\$467,500	14-Nov-20

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: 07 January 2021



4/64 Ivanhoe Avenue St Albans VIC 3021 Sold Price **\$453,000** Sold Date **12-Jul-20**

 3  1  2

Distance **0.26km**



1/13 Cowper Avenue St Albans VIC 3021 Sold Price **\$430,000** Sold Date **09-Jul-20**

 3  1  2

Distance **0.94km**



2/370 Main Road West St Albans VIC 3021 Sold Price **\$467,500** Sold Date **14-Nov-20**

 3  1  4

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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