

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

3/87 THEODORE 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2024

to

31 Dec 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

3/16 KATE STREET ST ALBANS VIC 3021	\$560,000	03-Jan-25
2/18 GERTRUDE STREET ST ALBANS VIC 3021	\$570,000	29-Oct-24
1/110 BIGGS STREET ST ALBANS VIC 3021	\$570,000	15-Nov-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: 22 January 2025



3/16 KATE STREET ST ALBANS VIC 3021 Sold Price ^{RS} **\$560,000** Sold Date **03-Jan-25**

 3  2  2

Distance **1.09km**



2/18 GERTRUDE STREET ST ALBANS VIC 3021 Sold Price **\$570,000** Sold Date **29-Oct-24**

 3  2  2

Distance **1.11km**



1/110 BIGGS STREET ST ALBANS VIC 3021 Sold Price Sold Date **15-Nov-24**

 3  2  2

Distance **1.26km**

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

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