

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

1/49 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

\$580,000

&

\$630,000

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

1/84 LEONARD AVENUE ST ALBANS VIC 3021	\$607,500	06-Aug-24
1/200 BIGGS STREET ST ALBANS VIC 3021	\$618,000	11-Sep-24
2/174 WILLIAM STREET ST ALBANS VIC 3021	\$590,888	12-Jul-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: 18 November 2024

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**1/84 LEONARD AVENUE ST
ALBANS VIC 3021**

 3  2  1

Sold Price **\$607,500** Sold Date **06-Aug-24**

Distance **2.17km**



**1/200 BIGGS STREET ST ALBANS
VIC 3021**

 3  2  1

Sold Price **\$618,000** Sold Date **11-Sep-24**

Distance **0.99km**



**2/174 WILLIAM STREET ST
ALBANS VIC 3021**

 3  2  1

Sold Price **\$590,888** Sold Date **12-Jul-24**

Distance **1.41km**

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

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