

## 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

2/27 RUTH 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

\$479,000

&

\$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/5 EMILY STREET ST ALBANS VIC 3021	\$505,000	24-Oct-23
2/6-8 GLENDENNING STREET ST ALBANS VIC 3021	\$502,500	22-Aug-23
3/27 RUTH STREET ST ALBANS VIC 3021	\$490,000	17-Nov-23

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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**1/5 EMILY STREET ST ALBANS VIC 3021**

Sold Price

<sup>RS</sup> **\$505,000** Sold Date **24-Oct-23**

2 1 1

Distance **0.42km**



**2/6-8 GLENDENNING STREET ST ALBANS VIC 3021**

Sold Price

**\$502,500** Sold Date **22-Aug-23**

3 1 1

Distance **0.97km**



**3/27 RUTH STREET ST ALBANS VIC 3021**

Sold Price

<sup>RS</sup> **\$490,000** Sold Date **17-Nov-23**

2 2 1

Distance **0.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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