

## 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

1/164 Biggs Street St Albans VIC 3021

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$467,500

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2020

to

30 Jun 2021

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

1/153 Fox Street St Albans VIC 3021	\$508,000	13-May-21
1/4 Altyre Court St Albans VIC 3021	\$505,000	07-Apr-21
1/36 McLeod Road St Albans VIC 3021	\$515,000	16-Jun-21

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: 05 July 2021

# AREASPECIALIST

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1/153 Fox Street St Albans VIC 3021 Sold Price <sup>RS</sup> \$508,000 Sold Date 13-May-21

 3  1  1

Distance 0.79km



1/4 Altyre Court St Albans VIC 3021 Sold Price \$505,000 Sold Date 07-Apr-21

 3  2  1

Distance 1.43km



1/36 McLeod Road St Albans VIC 3021 Sold Price <sup>RS</sup> \$515,000 Sold Date 16-Jun-21

 3  1  2

Distance 1.93km

RS = Recent sale

UN = Undisclosed Sale

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