

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

1/25 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

\$525,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$500,000

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2021

to

30 Nov 2022

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

1/35 BUTLER STREET ST ALBANS VIC 3021	\$515,000	17-Nov-22
2/21 MILLAWA AVENUE ST ALBANS VIC 3021	\$589,000	20-Sep-22
1/106 CONRAD STREET ST ALBANS VIC 3021	\$508,000	29-Aug-22

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 December 2022



**1/35 BUTLER STREET ST ALBANS
VIC 3021**

Sold Price

^{RS} **\$515,000** ^{UN}

Sold Date **17-Nov-22**

3 1 1

Distance **0.46km**



**2/21 MILLAWA AVENUE ST
ALBANS VIC 3021**

Sold Price

\$589,000

Sold Date **20-Sep-22**

3 2 1

Distance **1.39km**



**1/106 CONRAD STREET ST ALBANS
VIC 3021**

Sold Price

\$508,000

Sold Date **29-Aug-22**

2 1 3

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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