

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

134 Biggs Street, St Albans Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$625,000

&

\$675,000

Median sale price

Median price \$640,000

Property Type House

Suburb St Albans

Period - From 01/10/2020

to

31/12/2020

Source REIV

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 six 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	62 Perrett Av ST ALBANS 3021	\$660,000	22/12/2020
2	32 William St ST ALBANS 3021	\$628,050	21/11/2020
3	5 Eisner St ST ALBANS 3021	\$570,000	09/11/2020

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 six months.~~

This Statement of Information was prepared on:

09/03/2021 15:54

134 Biggs Street, St Albans Vic 3021



Property Type:
Agent Comments

Indicative Selling Price
\$625,000 - \$675,000
Median House Price
December quarter 2020: \$640,000

Comparable Properties



62 Perrett Av ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 22/12/2020
Property Type: House
Land Size: 743 sqm approx

32 William St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$628,050
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 718 sqm approx



5 Eisner St ST ALBANS 3021 (VG)

Agent Comments



Price: \$570,000
Method: Sale
Date: 09/11/2020
Property Type: House (Res)
Land Size: 561 sqm approx

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