

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

2/9 GUNYAH MEWS 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2022

to

30 Apr 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

2/64 VINCENT AVENUE ST ALBANS VIC 3021	\$560,000	10-Mar-23
1/114 BIGGS STREET ST ALBANS VIC 3021	\$539,000	06-Mar-23
1/25 RUTH STREET ST ALBANS VIC 3021	\$530,000	13-Jan-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.~~

This Statement of Information was prepared on: 16 May 2023

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**2/64 VINCENT AVENUE ST
ALBANS VIC 3021**

3 2 1

Sold Price **\$560,000** Sold Date **10-Mar-23**

Distance **1.89km**



**1/114 BIGGS STREET ST ALBANS
VIC 3021**

3 1 1

Sold Price **\$539,000** Sold Date **06-Mar-23**

Distance **2.05km**



**1/25 RUTH STREET ST ALBANS VIC
3021**

3 2 2

Sold Price **\$530,000** Sold Date **13-Jan-23**

Distance **3.28km**

RS = Recent sale UN = Undisclosed Sale

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