

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

2/21 Biggs 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

\$485,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$466,250

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2020

to

31 Mar 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

2/45 George Street St Albans VIC 3021	\$512,000	20-Oct-20
4/12 Kate Street St Albans VIC 3021	\$508,000	21-Jan-21
2/5 Gunyah Mews St Albans VIC 3021	\$500,000	09-Feb-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: 28 April 2021



2/45 George Street St Albans VIC 3021

Sold Price

\$512,000

Sold Date

20-Oct-20

 3  2  3

Distance

1.09km



4/12 Kate Street St Albans VIC 3021

Sold Price

\$508,000

Sold Date

21-Jan-21

 3  2  1

Distance

1.68km



2/5 Gunyah Mews St Albans VIC 3021

Sold Price

\$500,000

Sold Date

09-Feb-21

 3  2  1

Distance

1.84km

RS = Recent sale

UN = Undisclosed Sale

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