

Statement of Information



5/12 Gertrude Street ST ALBANS VIC

Raine & Horne St Albans

352 Main Rd West
ST ALBANS VIC 3021

w: 03 9367 9888

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

5/12 Gertrude 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

\$385,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$494,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2021

to

28 Feb 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

4/108-110 Conrad Street St Albans VIC 3021	\$380,000	15-Mar-21
1/35 Elizabeth Street St Albans VIC 3021	\$410,000	01-Dec-20
1/24 Conrad Street St Albans VIC 3021	\$345,000	12-Jan-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: 22nd June 2022

Danny Trkulja
P 0393679888
M 0422576473
E danny@stalbands.rh.com.au



4/108-110 Conrad Street St Albans VIC 3021

Sold Price

\$380,000

Sold Date

15-Mar-21

2

1

1

Distance

0.83km



1/35 Elizabeth Street St Albans VIC 3021

Sold Price

\$410,000

Sold Date

01-Dec-20

2

1

1

Distance

0.48km



1/24 Conrad Street St Albans VIC 3021

Sold Price

\$345,000

Sold Date

12-Jan-21

2

1

1

Distance

1.26km



2/33 Adelaide Street St Albans VIC 3021

Sold Price

\$440,000

Sold Date

17-Nov-21

2

1

1

Distance

0.46km



1/41-43 James Street St Albans VIC 3021

Sold Price

\$375,000

Sold Date

18-Oct-21

2

1

1

Distance

0.6km



3/119 Fox Street St Albans VIC 3021

Sold Price

\$450,000

Sold Date

27-Nov-21

2

1

1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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E danny@stalbands.rh.com.au



31/7 Regan Street St Albans VIC 3021

2 1 1

Sold Price

\$430,000

Sold Date

09-Oct-21

Distance

1.22km



8/1-3 James Street St Albans VIC 3021

2 1 1

Sold Price

\$380,000

Sold Date

13-Apr-21

Distance

0.2km



25A Emily Street St Albans VIC 3021

2 1 1

Sold Price

\$460,000

Sold Date

17-Oct-21

Distance

0.36km



4/36 Adelaide Street St Albans VIC 3021

2 1 1

Sold Price

\$410,000

Sold Date

15-Jun-21

Distance

0.44km



2/32 Kodre Street St Albans VIC 3021

2 1 1

Sold Price

\$460,000

Sold Date

23-Feb-21

Distance

0.66km



1/84 Conrad Street St Albans VIC 3021

2 1 1

Sold Price

^{RS} **\$437,000**

Sold Date

17-Feb-22

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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Danny Trkulja
P 0393679888
M 0422576473
E danny@stalbans.rh.com.au



5/100 Fox Street St Albans VIC 3021

Sold Price

\$390,000

Sold Date

19-Apr-21

 2

 1

 1

Distance

0.96km

RS = Recent sale

UN = Undisclosed Sale

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