

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

2/20 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,500

Property type

House

Suburb

St Albans

Period-from

01 Jun 2019

to

31 May 2020

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

2/5 Ruth Street St Albans VIC 3021	\$560,000	03-Jun-20
1/16 Cleveland Street St Albans VIC 3021	\$520,000	15-Jan-20
2/68C Henry Street St Albans VIC 3021	\$560,000	26-Feb-20

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: 29 June 2020



2/5 Ruth Street St Albans VIC 3021 Sold Price ^{RS} \$560,000 Sold Date 03-Jun-20

3 2 1

Distance 0.52km



1/16 Cleveland Street St Albans VIC 3021 Sold Price \$520,000 Sold Date 15-Jan-20

3 2 1

Distance 0.84km



2/68C Henry Street St Albans VIC 3021 Sold Price \$560,000 Sold Date 26-Feb-20

3 1 2

Distance 0.91km

RS = Recent sale

UN = Undisclosed Sale

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