

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

1/224 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

\$359,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

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

2/108-110 CONRAD STREET ST ALBANS VIC 3021	\$365,000	11-Sep-21
4/29 YARMOUTH AVENUE ST ALBANS VIC 3021	\$380,000	18-Oct-21
1/41-43 JAMES STREET ST ALBANS VIC 3021	\$375,000	18-Oct-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: 21 March 2022

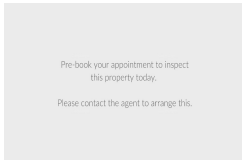


**2/108-110 CONRAD STREET ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$365,000** Sold Date **11-Sep-21**

Distance -



Pre-book your appointment to inspect
this property today.
Please contact the agent to arrange this.

**4/29 YARMOUTH AVENUE ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$380,000** Sold Date **18-Oct-21**

Distance -



**1/41-43 JAMES STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price **\$375,000** Sold Date **18-Oct-21**

Distance **0.81km**

RS = Recent sale UN = Undisclosed Sale

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