

## 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

4/70-72 BIGGS STREET ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2024

to

31 Mar 2025

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

2/110 WILLIAM STREET ST ALBANS VIC 3021	\$435,000	06-Feb-25
3/99 CONRAD STREET ST ALBANS VIC 3021	\$442,000	28-Jan-25

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: 09 April 2025

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**2/110 WILLIAM STREET ST ALBANS VIC 3021** Sold Price

<sup>RS</sup> **\$435,000** Sold Date **06-Feb-25**

2 1 -

Distance **0.15km**



**3/99 CONRAD STREET ST ALBANS VIC 3021** Sold Price

**\$442,000** Sold Date **28-Jan-25**

2 1 1

Distance **1.47km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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