

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 (*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.

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2/110 WILLIAM STREET ST ALBANS Sold Price
VIC 3021

^{RS} **\$435,000** Sold Date **06-Feb-25**

 2  1  -

Distance **0.15km**



3/99 CONRAD STREET ST ALBANS Sold Price
VIC 3021

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

 2  1  1

Distance **1.47km**

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

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