

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

3/218 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

\$365,000

&

\$395,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,944

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2023

to

29 Feb 2024

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

1/1-3 MARGRAVE STREET ST ALBANS VIC 3021	\$369,999	05-Jan-23
4/12 GERTRUDE STREET ST ALBANS VIC 3021	\$425,000	27-Oct-23

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: 18 March 2024



**1/1-3 MARGRAVE STREET ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$369,999** Sold Date **05-Jan-23**

Distance **0.35km**



**4/12 GERTRUDE STREET ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$425,000** Sold Date **27-Oct-23**

Distance **0.46km**

RS = Recent sale UN = Undisclosed Sale

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