

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

2/23 KERRISON AVENUE 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

\$482,500

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2022

to

30 Nov 2023

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

3/43 ADELAIDE STREET ST ALBANS VIC 3021	\$440,000	18-Dec-23
3/196 BIGGS STREET ST ALBANS VIC 3021	\$437,000	25-Jun-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: 22 December 2023



3/43 ADELAIDE STREET ST
ALBANS VIC 3021

 2  1  2

Sold Price

^{RS}

\$440,000

Sold Date

18-Dec-23

Distance

1.38km



3/196 BIGGS STREET ST ALBANS
VIC 3021

 2  1  2

Sold Price

\$437,000

Sold Date

25-Jun-23

Distance

1.26km



4/12 GERTRUDE STREET ST
ALBANS VIC 3021

 2  1  1

Sold Price

\$425,000

Sold Date

27-Oct-23

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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