# 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
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$482,500	Prop	erty type	rty type Unit		Suburb	St Albans
Period-from	01 Dec 2022	to	30 Nov 2	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.

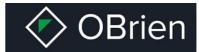
Address of comparable property	Price	Date of sale
3/43 ADELAIDE STREET ST ALBANS VIC 3021	\$440,000	18-Dec-23
3/196 BIGGS STREET ST ALBANS VIC 3021	\$437,000	25-Jun-23
4/12 GERTRUDE STREET ST ALBANS VIC 3021	\$425,000	27-Oct-23

#### 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





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3/43 ADELAIDE STREET ST ALBANS VIC 3021

 Sold Price

\$440,000 Sold Date 18-Dec-23

Distance 1.38km



3/196 BIGGS STREET ST ALBANS VIC 3021 Sold Price

\$437,000 Sold Date 25-Jun-23

Distance 1.26km



4/12 GERTRUDE STREET ST ALBANS VIC 3021

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Sold Price

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

Distance 1.34km

RS = Recent sale

UN = Undisclosed Sale

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