

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

4/12 GERTRUDE 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

\$390,000

&

\$425,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2022

to

30 Sep 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

1/40 WILLIAM STREET ST ALBANS VIC 3021	\$425,000	13-Oct-23
2/196 BIGGS STREET ST ALBANS VIC 3021	\$420,000	29-Jun-23
1/51 SHIRLEY STREET ST ALBANS VIC 3021	\$418,668	06-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 October 2023



**1/40 WILLIAM STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

^{RS} **\$425,000**

Sold Date

13-Oct-23

Distance

1.9km



**2/196 BIGGS STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

\$420,000

Sold Date

29-Jun-23

Distance

0.58km



**1/51 SHIRLEY STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price

^{RS} **\$418,668**

Sold Date

06-Oct-23

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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