

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

2/39 Ruth 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

\$570,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

St Albans

Period-from

01 Feb 2020

to

31 Jan 2021

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

4/46 Kings Road St Albans VIC 3021	\$525,000	01-Feb-21
3/76 Walmer Avenue St Albans VIC 3021	\$580,000	14-Dec-20
2/8 Helen Street St Albans VIC 3021	\$597,000	07-Dec-20

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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4/46 Kings Road St Albans VIC 3021

Sold Price ^{RS} **\$525,000** Sold Date **01-Feb-21**

3 2 2

Distance **0.79km**



3/76 Walmer Avenue St Albans VIC 3021

Sold Price **\$580,000** Sold Date **14-Dec-20**

3 2 2

Distance **1.49km**



2/8 Helen Street St Albans VIC 3021

Sold Price **\$597,000** Sold Date **07-Dec-20**

3 2 2

Distance **1.99km**



RS = Recent sale UN = Undisclosed Sale

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