

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

3/5 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

\$560,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2020

to

28 Feb 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

5A Halifax Close St Albans VIC 3021	\$550,000	01-Dec-20
2/143 Taylors Road St Albans VIC 3021	\$575,000	10-Nov-20
2/61 Arthur Street St Albans VIC 3021	\$561,000	27-Oct-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.~~

This Statement of Information was prepared on: 09 March 2021



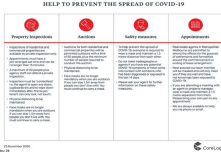
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5A Halifax Close St Albans VIC 3021 Sold Price

RS \$550,000 Sold Date 01-Dec-20

3 2 1

Distance 0.81km



2/143 Taylors Road St Albans VIC 3021 Sold Price

RS \$575,000 Sold Date 10-Nov-20

3 2 1

Distance 1.31km



2/61 Arthur Street St Albans VIC 3021 Sold Price

\$561,000 Sold Date 27-Oct-20

3 2 1

Distance 1.37km



1/21 Biggs Street St Albans VIC 3021 Sold Price

RS \$465,000 Sold Date 05-Feb-21

3 2 1

Distance 1.64km



1/18 Manfred Avenue St Albans VIC 3021 Sold Price

\$541,000 Sold Date 20-Oct-20

3 2 1

Distance 2.16km



2/18 El Golea Mews Keilor Downs VIC 3038 Sold Price

\$500,000 Sold Date 06-Nov-20

3 2 1

Distance 2.39km

RS = Recent sale

UN = Undisclosed Sale

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