

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

112 Biggs Street, St Albans Vic 3021

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$662,000 Property Type House Suburb St Albans

Period - From 13/06/2022 to 12/06/2023 Source REIV

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 six 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	1-8/214 Biggs St ST ALBANS 3021	\$2,100,000	23/05/2023
2			
3			

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 six months.~~

This Statement of Information was prepared on: 13/06/2023 11:32



8 4 4

Property Type: Flat
Land Size: 1012 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median House Price
13/06/2022 - 12/06/2023: \$662,000

Comparable Properties



1-8/214 Biggs St ST ALBANS 3021 (REI)

Agent Comments

10 8 8

Price: \$2,100,000
Method: Private Sale
Date: 23/05/2023
Property Type: Unit
Land Size: 1273 sqm approx

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 six months.