

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

2/24 HENRY 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

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

3/47 SCOTT AVENUE ST ALBANS VIC 3021	\$490,000	01-Aug-23
3/14 STEVENS ROAD ST ALBANS VIC 3021	\$500,000	12-Jul-23
2/6-8 GLENDENNING STREET ST ALBANS VIC 3021	\$502,500	22-Aug-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: 02 October 2023


**3/47 SCOTT AVENUE ST ALBANS
VIC 3021**

Sold Price

\$490,000

Sold Date

01-Aug-23


Distance

1.52km

**3/14 STEVENS ROAD ST ALBANS
VIC 3021**

Sold Price

\$500,000

Sold Date

12-Jul-23


Distance

1.96km

**2/6-8 GLENDENNING STREET ST
ALBANS VIC 3021**

Sold Price

^{RS} **\$502,500**

Sold Date

22-Aug-23


Distance

1.63km
RS = Recent sale

UN = Undisclosed Sale

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