

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

1/24 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2022

to

31 Oct 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

1/175 WILLIAM STREET ST ALBANS VIC 3021	\$505,000	19-Jul-23
1/32 OBERON AVENUE ST ALBANS VIC 3021	\$560,000	23-Aug-23
3/102-104 FOX STREET ST ALBANS VIC 3021	\$510,000	27-May-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 November 2023



1/175 WILLIAM STREET ST ALBANS VIC 3021 Sold Price

\$505,000 Sold Date **19-Jul-23**

 3  1  1

Distance **0.52km**



1/32 OBERON AVENUE ST ALBANS VIC 3021 Sold Price

\$560,000 Sold Date **23-Aug-23**

 3  1  1

Distance **0.83km**



3/102-104 FOX STREET ST ALBANS VIC 3021 Sold Price

\$510,000 Sold Date **27-May-23**

 3  1  1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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