# 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

54 Henry Street St Albans VIC 3021

### Indicative selling price

Mediar (\*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

| Single Price                                  |          | or range<br>between | \$700,000 | & | \$750,000 |
|---|----------|---------------------|-----------|---|-----------|
| <b>n sale price</b><br>e house or unit as app | licable) |                     |           |   |           |

| Median Price | \$620,000   | Prope | erty type | House |        | Suburb | St Albans |
|--------------|-------------|-------|-----------|-------|--------|--------|-----------|
| Period-from  | 01 Jul 2020 | to    | 30 Jun 2  | 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 |  |
|---------------------------------------|-----------|--------------|--|
| 181 William Street St Albans VIC 3021 | \$705,000 | 06-Aug-20    |  |
| 61 Conrad Street St Albans VIC 3021   | \$710,000 | 16-Feb-21    |  |
| 167 William Street St Albans VIC 3021 | \$729,000 | 27-Feb-21    |  |

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: 22 July 2021



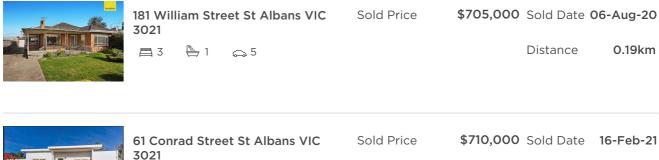
consumer.vic.gov.au



E anthonyc@douglaskay.com.au

Distance

0.19km



\$710,000 Sold Date 16-Feb-21 Distance 0.25km 酉 3 1 🚔 ລ 3



| 154m | 167 William Street St Albans VIC<br>3021                                       | Sold Price | <b>\$729,000</b> Sold Date | 27-Feb-21 |
|------|--|------------|----------------------------|-----------|
|      | <ul> <li>167 William Street St Albans VIC</li> <li>3021</li> <li>☐ 3</li></ul> |            | Distance                   | 0.31km    |

#### **RS** = Recent sale UN = Undisclosed Sale

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