

## 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

1/8 Helen Street, St Albans Vic 3021

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$615,000

#### Median sale price

Median price \$474,500

House

Unit

X

Suburb St Albans

Period - From 01/10/2017

to 31/12/2017

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	82 Henry St ST ALBANS 3021	\$603,000	04/12/2017
2	2/78 Perrett Av ST ALBANS 3021	\$600,000	10/03/2018
3	1/32 George St ST ALBANS 3021	\$600,000	10/02/2018

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.



 3    1    1

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 250 sqm approx  
**Agent Comments**

### Indicative Selling Price

\$615,000

### Median Unit Price

December quarter 2017: \$474,500

## Comparable Properties



**82 Henry St ST ALBANS 3021 (REI/VG)**

### Agent Comments

 3    
  2    
  1

**Price:** \$603,000  
**Method:** Private Sale  
**Date:** 04/12/2017  
**Rooms:** 4  
**Property Type:** Townhouse (Single)

**2/78 Perrett Av ST ALBANS 3021 (REI)**

### Agent Comments

 3    2    2

**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 10/03/2018  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 284 sqm approx

**1/32 George St ST ALBANS 3021 (REI)**

### Agent Comments

 3     2     2

**Price:** \$600,000  
**Method:** Auction Sale  
**Date:** 10/02/2018  
**Rooms:** 5  
**Property Type:** Townhouse (Res)  
**Land Size:** 216 sqm approx