

## 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

66 HELEN STREET ST ALBANS VIC 3021

### Indicative selling price

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

\$650,000

Property type

Other

Suburb

St Albans

Period-from

01 Nov 2023

to

31 Oct 2024

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

86 VINCENT AVENUE ST ALBANS VIC 3021	\$550,000	14-May-24
17 VULE STREET ST ALBANS VIC 3021	\$535,000	07-Oct-24

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: 07 November 2024



## 86 VINCENT AVENUE ST ALBANS VIC 3021

Sold Price

<sup>RS</sup>

**\$550,000**

Sold Date

**14-May-24**



3



1



1

Distance

**1.23km**



## 17 VULE STREET ST ALBANS VIC 3021

Sold Price

<sup>RS</sup>

**\$535,000**

Sold Date

**07-Oct-24**



3



1



1

Distance

**2.19km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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