

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

1/72 HELEN 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2021

to

31 Aug 2022

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

2/24 ADELAIDE STREET ST ALBANS VIC 3021	\$527,500	20-Jul-22
2/70 MILLAWA AVENUE ST ALBANS VIC 3021	\$525,000	09-Jul-22
2/43 MCARTHUR AVENUE ST ALBANS VIC 3021	\$510,000	21-Aug-22

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 September 2022

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**2/24 ADELAIDE STREET ST
ALBANS VIC 3021**

 2  1  1

Sold Price

^{RS} **\$527,500**

Sold Date

20-Jul-22

Distance

1.59km



**2/70 MILLAWA AVENUE ST
ALBANS VIC 3021**

 2  2  1

Sold Price

\$525,000

Sold Date

09-Jul-22

Distance

1.2km



**2/43 MCARTHUR AVENUE ST
ALBANS VIC 3021**

 2  1  1

Sold Price

^{RS} **\$510,000**

Sold Date

21-Aug-22

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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