

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 22 Henry 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 \$710,000 or range between &

### Median sale price

Median price \$600,000 \*Land ☒ Suburb St Albans

Period - From 08-05-2016 to 08-05-2017 Source [REIV propertydata.com.au](http://REIV.propertydata.com.au)

### Comparable property sales

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.

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au).

## Additional information about comparable sales.



### 144 Biggs Street St Albans

<b>METHOD</b>	Auction
<b>TYPE</b>	Land
<b>LAND</b>	762m2
<b>SOLD</b>	8 <sup>th</sup> November 2016 for \$673,000



### 28 Jefferson Street St Albans

<b>METHOD</b>	Auction
<b>TYPE</b>	Land
<b>LAND</b>	814m2
<b>SOLD</b>	9 <sup>th</sup> February 2017 for \$620,000