

## 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

3/68C HENRY 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$497,500

Property type

Unit

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

2/20 THOMAS STREET ST ALBANS VIC 3021	\$616,000	23-Oct-24
126 GEORGE STREET ST ALBANS VIC 3021	\$630,000	24-Mar-23
2/85 GEORGE STREET ST ALBANS VIC 3021	\$660,000	27-Jan-23

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



**2/20 THOMAS STREET ST ALBANS  
VIC 3021**

Sold Price

<sup>RS</sup>

**\$616,000**

Sold Date

**23-Oct-24**



3



2



1

Distance

**0.76km**



**126 GEORGE STREET ST ALBANS  
VIC 3021**

Sold Price

**\$630,000**

Sold Date

**24-Mar-23**



3



3



1

Distance

**0.49km**



**2/85 GEORGE STREET ST ALBANS  
VIC 3021**

Sold Price

**\$660,000**

Sold Date

**27-Jan-23**



3



2



2

Distance

**0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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