

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

4/8 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

\$585,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2020

to

30 Nov 2021

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

2/146 Biggs Street St Albans VIC 3021	\$605,000	18-Oct-21
1/110 Fox Street St Albans VIC 3021	\$600,000	24-Nov-21
2/75 McArthur Avenue St Albans VIC 3021	\$612,500	20-Oct-21

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: 10 December 2021



2/146 Biggs Street St Albans VIC 3021

Sold Price

^{RS} **\$605,000**

Sold Date

18-Oct-21

3 2 2

Distance

0.86km



1/110 Fox Street St Albans VIC 3021

Sold Price

^{RS} **\$600,000**

Sold Date

24-Nov-21

3 1 1

Distance

1.23km



2/75 McArthur Avenue St Albans VIC 3021

Sold Price

^{RS} **\$612,500**

Sold Date

20-Oct-21

3 2 2

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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