

## 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

50 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$650,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$662,000

Property type

House

Suburb

St Albans

Period-from

01 Jan 2021

to

31 Dec 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

|                                     |           |           |
|-------------------------------------|-----------|-----------|
| 62 Conrad Street St Albans VIC 3021 | \$700,000 | 28-Nov-20 |
| 40 Walter Street St Albans VIC 3021 | \$700,000 | 26-Jun-21 |
| 136 Biggs Street St Albans VIC 3021 | \$692,000 | 27-Mar-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: 04 January 2022



**62 Conrad Street St Albans VIC 3021**

 3  1  1

Sold Price

**\$700,000**

Sold Date **28-Nov-20**

Distance **0.15km**



**40 Walter Street St Albans VIC 3021**

 3  1  1

Sold Price

Sold Date **26-Jun-21**

Distance **0.46km**



**136 Biggs Street St Albans VIC 3021**

 3  1  1

Sold Price

**\$692,000**

Sold Date **27-Mar-21**

Distance **0.6km**



**6 Butler Street St Albans VIC 3021**

 3  1  1

Sold Price

**\$650,000**

Sold Date **07-Aug-21**

Distance **1.37km**



**12 Oberon Avenue St Albans VIC 3021**

 3  1  1

Sold Price

**\$700,000**

Sold Date **23-Feb-21**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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