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

63 Henry 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	\$650,000	&	\$700,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$645,000	Prope	erty type	type House		Suburb	St Albans
Period-from	01 Sep 2020	to	31 Aug 2	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
40 Walter Street St Albans VIC 3021	\$700,000	26-Jun-21
136 Biggs Street St Albans VIC 3021	\$692,000	27-Mar-21
6 Butler Street St Albans VIC 3021	\$650,000	25-Aug-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: 17 September 2021





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40 Walter Street St Albans VIC 3021

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Sold Price

\$700,000 Sold Date 26-Jun-21

0.52km Distance



136 Biggs Street St Albans VIC 3021 Sold Price

\$692,000 Sold Date **27-Mar-21**

Distance 0.6km



6 Butler Street St Albans VIC 3021 Sold Price

^{RS}\$650,000 Sold Date 25-Aug-21

Distance 1.31km



29 Beaver Street St Albans VIC 3021

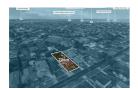
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Sold Price

\$668,000 Sold Date

11-Apr-21

Distance 1.38km



9 William Street St Albans VIC 3021 Sold Price

\$670,000 Sold Date

31-Mar-21

Distance

1.81km

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RS = Recent sale

UN = Undisclosed Sale

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