

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

2/33 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

\$440,000

&

\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

St Albans

Period-from

01 May 2024

to

30 Apr 2025

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

3/99 CONRAD STREET ST ALBANS VIC 3021	\$442,000	28-Jan-25
4/70-72 BIGGS STREET ST ALBANS VIC 3021	\$450,000	10-May-25
2/8 MICHAEL AVENUE ST ALBANS VIC 3021	\$455,000	10-Apr-25

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: 29 May 2025

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3/99 CONRAD STREET ST ALBANS VIC 3021 Sold Price **\$442,000** Sold Date **28-Jan-25**

 2  1  1

Distance **0.62km**



4/70-72 BIGGS STREET ST ALBANS VIC 3021 Sold Price ^{RS} **\$450,000** Sold Date **10-May-25**

 2  1  -

Distance **0.85km**



2/8 MICHAEL AVENUE ST ALBANS VIC 3021 Sold Price ^{RS} **\$455,000** Sold Date **10-Apr-25**

 2  1  -

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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