

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

1/15 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Other

Suburb

St Albans

Period-from

01 Jul 2019

to

30 Jun 2020

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

3/141 William Street St Albans VIC 3021	\$525,000	11-May-20
1/52 Oberon Avenue St Albans VIC 3021	\$590,000	25-Feb-20
1/39 Station Avenue St Albans VIC 3021	\$595,000	17-Jul-19

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: 31 July 2020

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3/141 William Street St Albans VIC 3021

Sold Price

\$525,000

Sold Date

11-May-20

3 2 2

Distance

0.18km



1/52 Oberon Avenue St Albans VIC 3021

Sold Price

\$590,000

Sold Date

25-Feb-20

3 2 1

Distance

0.51km



1/39 Station Avenue St Albans VIC 3021

Sold Price

\$595,000

Sold Date

17-Jul-19

3 2 2

Distance

0.67km



85 Theodore Street St Albans VIC 3021

Sold Price

\$580,000

Sold Date

01-Jul-19

3 2 1

Distance

0.91km

RS = Recent sale

UN = Undisclosed Sale

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