

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

38A 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

\$490,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,500

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2022

to

31 Oct 2023

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

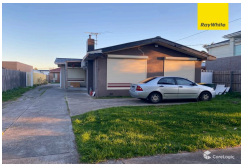
1/93 FOX STREET ST ALBANS VIC 3021	\$370,000	23-Feb-23
2/14 GEORGE STREET ST ALBANS VIC 3021	\$510,000	15-Sep-23
1/80 LESLIE STREET ST ALBANS VIC 3021	\$415,599	11-Jul-23

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.~~

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1/93 FOX STREET ST ALBANS VIC 3021

Sold Price **\$370,000** Sold Date **23-Feb-23**

2 1 3

Distance **0.22km**



2/14 GEORGE STREET ST ALBANS VIC 3021

Sold Price **\$510,000** Sold Date **15-Sep-23**

2 1 1

Distance **0.55km**

2/14 GEORGE STREET, ST ALBANS VIC 3021



1/80 LESLIE STREET ST ALBANS VIC 3021

Sold Price **\$415,599** Sold Date **11-Jul-23**

3 1 2

Distance **0.78km**

RS = Recent sale UN = Undisclosed Sale

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