

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

7/8 HELEN 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

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$482,500

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2023

to

31 Mar 2024

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

3/146 BIGGS STREET ST ALBANS VIC 3021	\$568,000	19-Oct-23
2/72 ERRINGTON ROAD ST ALBANS VIC 3021	\$535,000	20-Mar-24
4/18 JAMES STREET ST ALBANS VIC 3021	\$570,000	24-Feb-24

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: 12 April 2024



**3/146 BIGGS STREET ST ALBANS
VIC 3021**

 3  2  1

Sold Price **\$568,000** Sold Date **19-Oct-23**

Distance **0.85km**

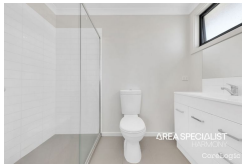


**2/72 ERRINGTON ROAD ST
ALBANS VIC 3021**

 3  2  1

Sold Price ^{RS} **\$535,000** Sold Date **20-Mar-24**

Distance **1.69km**



**4/18 JAMES STREET ST ALBANS
VIC 3021**

 3  2  1

Sold Price **\$570,000** Sold Date **24-Feb-24**

Distance **1.91km**

RS = Recent sale **UN** = Undisclosed Sale

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