

## 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

4/4 MCRAE AVENUE ST ALBANS VIC 3021

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2021

to

31 Oct 2022

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

4/48 DOUGLAS AVENUE ST ALBANS VIC 3021

\$459,500

28-May-22

3/13 JAMES STREET ST ALBANS VIC 3021

\$480,000

16-Jul-22

1/54-56 GLADSTONE STREET ST ALBANS VIC 3021

\$430,000

06-Jun-22

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: 15 November 2022



**4/48 DOUGLAS AVENUE ST  
ALBANS VIC 3021**

2 1 2

Sold Price **\$459,500** Sold Date **28-May-22**

Distance **0.21km**



**3/13 JAMES STREET ST ALBANS  
VIC 3021**

2 1 1

Sold Price **\$480,000** Sold Date **16-Jul-22**

Distance **0.68km**



**1/54-56 GLADSTONE STREET ST  
ALBANS VIC 3021**

2 1 1

Sold Price **\$430,000** Sold Date **06-Jun-22**

Distance **0.95km**

RS = Recent sale

UN = Undisclosed Sale

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