

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

1/5 McRae Avenue 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Other

Suburb

St Albans

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/32 James Street St Albans VIC 3021	\$450,000	20-May-19
2/37 Charles Street St Albans VIC 3021	\$455,000	11-Jul-19
1/26 Andrea Street St Albans VIC 3021	\$440,000	16-Aug-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: 21 October 2019



2/32 James Street St Albans VIC 3021

Sold Price

\$450,000

Sold Date

20-May-19



3



1



1

Distance

0.62km



2/37 Charles Street St Albans VIC 3021

Sold Price

\$455,000

Sold Date

11-Jul-19



3



1



1

Distance

1.34km



1/26 Andrea Street St Albans VIC 3021

Sold Price

^{RS} **\$440,000**

Sold Date

16-Aug-19



3



1



1

Distance

1.59km

RS = Recent sale

UN = Undisclosed Sale

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