

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

2/18 MCARTHUR 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2023

to

31 Aug 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

2/59 PERRETT AVENUE ST ALBANS VIC 3021	\$572,500	19-Aug-24
31 DRISCOLLS ROAD KEALBA VIC 3021	\$540,000	23-Mar-24
3/34 PENNELL AVENUE ST ALBANS VIC 3021	\$595,000	22-Apr-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: 17 September 2024

Huy Ho
M 0412680567
E hoang@dkpropertypartners.com



**2/59 PERRETT AVENUE ST
ALBANS VIC 3021**

3 2 1

Sold Price ^{RS} **\$572,500** ^{UN} Sold Date **19-Aug-24**

Distance **0.85km**



**31 DRISCOLLS ROAD KEALBA VIC
3021**

3 2 1

Sold Price **\$540,000** Sold Date **23-Mar-24**

Distance **1.64km**



**3/34 PENNELL AVENUE ST
ALBANS VIC 3021**

3 2 1

Sold Price **\$595,000** Sold Date **22-Apr-24**

Distance **1.57km**

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

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