

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

4/73 HARCOURT 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

\$415,000

&

\$445,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jul 2021

to

30 Jun 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

2/46 BIGGS STREET ST ALBANS VIC 3021	\$490,000	07-May-22
2/82 MCARTHUR AVENUE ST ALBANS VIC 3021	\$425,000	09-Jun-22
1/84 CONRAD STREET ST ALBANS VIC 3021	\$437,000	12-Feb-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: 11 July 2022

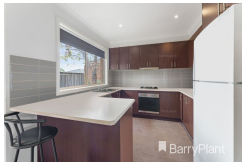
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**2/46 BIGGS STREET ST ALBANS
VIC 3021** 2  1  1

Sold Price

\$490,000Sold Date **07-May-22**Distance **0.48km****2/82 MCARTHUR AVENUE ST
ALBANS VIC 3021** 2  1  1

Sold Price

^{RS} **\$425,000**Sold Date **09-Jun-22**Distance **0.95km****1/84 CONRAD STREET ST ALBANS
VIC 3021** 2  1  1

Sold Price

\$437,000Sold Date **12-Feb-22**Distance **2.17km****RS** = Recent sale**UN** = Undisclosed Sale

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