

## 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

2/75 McArthur 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$468,750

Property type

Unit

Suburb

St Albans

Period-from

01 Sep 2020

to

31 Aug 2021

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

2/141 William Street St Albans VIC 3021	\$600,000	05-Jul-21
4A Reaburn Avenue St Albans VIC 3021	\$590,000	17-Mar-21
68 Oakden Crescent St Albans VIC 3021	\$570,000	01-Sep-21

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: 08 September 2021



**2/141 William Street St Albans VIC 3021**

Sold Price

**\$600,000**

Sold Date

**05-Jul-21**

3

1

2

Distance

**0.5km**



**4A Reaburn Avenue St Albans VIC 3021**

Sold Price

**\$590,000**

Sold Date

**17-Mar-21**

3

2

2

Distance

**0.58km**



**68 Oakden Crescent St Albans VIC 3021**

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**01-Sep-21**

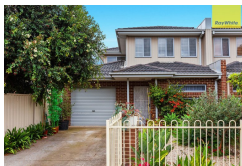
3

2

2

Distance

**1.48km**



**1/12 Kate Street St Albans VIC 3021**

Sold Price

**\$635,000**

Sold Date

**10-Apr-21**

3

2

2

Distance

**1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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