



STATEMENT OF INFORMATION

Prepared on 31 Aug 2019

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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

23 McRae Avenue St Albans VIC 3021

3 1 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price \$630,000

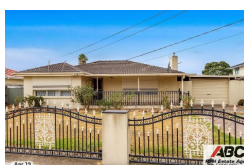
Median Sale Price

\$580,000 Houses in St albans between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

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.



10 McRae Avenue St Albans VIC 3021

3 1 1

Sold Price ^{RS} **\$585,000**

Sold Date **19-Jul-19**

Distance **0.14km**



8 Douglas Avenue St Albans VIC 3021

3 1 2

Sold Price **\$640,000**

Sold Date **16-Mar-19**

Distance **0.54km**



54 Adelaide Street St Albans VIC 3021

3 1 1

Sold Price **\$630,000**

Sold Date **22-May-19**

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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