

## 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

2/6 McRae Avenue St Albans VIC 3021  
3/6 McRae 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

\$380,000

&

\$400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Other

Suburb

St Albans

Period-from

01 May 2020

to

30 Apr 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

3/8 McRae Avenue St Albans VIC 3021	\$435,000	05-May-21
1/2 John Street St Albans VIC 3021	\$410,000	18-Mar-21
2/10 Agnes Street St Albans VIC 3021	\$405,000	26-Mar-20

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: 07 May 2021



**3/8 McRae Avenue St Albans VIC 3021**

Sold Price

<sup>RS</sup> **\$435,000**

Sold Date **05-May-21**

 2  1  1

Distance **0.01km**



**1/2 John Street St Albans VIC 3021**

Sold Price

<sup>RS</sup> **\$410,000**

Sold Date **18-Mar-21**

 2  1  1

Distance **0.24km**



**2/10 Agnes Street St Albans VIC 3021**

Sold Price

**\$405,000**

Sold Date **26-Mar-20**

 2  1  1

Distance **0.37km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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