

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

7/2 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

\$400,000

&

\$440,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$495,000

Property type

Unit

Suburb

St Albans

Period-from

01 Mar 2021

to

28 Feb 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

2/6 JOHN STREET ST ALBANS VIC 3021	\$400,000	20-Oct-21
2/62 JAMIESON STREET ST ALBANS VIC 3021	\$445,000	21-Oct-21
2/4 MCRAE AVENUE ST ALBANS VIC 3021	\$422,000	02-Mar-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.~~

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2/6 JOHN STREET ST ALBANS VIC 3021

Sold Price

\$400,000

Sold Date

20-Oct-21

2

1

1

Distance

2.29km



2/62 JAMIESON STREET ST ALBANS VIC 3021

Sold Price

\$445,000

Sold Date

21-Oct-21

3

1

1

Distance

2.22km



2/4 MCRAE AVENUE ST ALBANS VIC 3021

Sold Price

^{RS} **\$422,000**

Sold Date

02-Mar-22

2

1

1

Distance

2.53km

RS = Recent sale

UN = Undisclosed Sale

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