

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

18 MCRAE 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

\$635,000

&

\$675,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$660,000

Property type

House

Suburb

St Albans

Period-from

01 Nov 2022

to

31 Oct 2023

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

10 STEVENS ROAD ST ALBANS VIC 3021	\$650,000	06-Aug-23
32 CHARLBURY GROVE ST ALBANS VIC 3021	\$637,500	14-Jul-23
42 MOFFAT STREET ST ALBANS VIC 3021	\$650,000	09-Nov-23

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: 23 November 2023



10 STEVENS ROAD ST ALBANS VIC 3021

Sold Price

\$650,000

Sold Date **06-Aug-23**

4 2 2

Distance **0.13km**



32 CHARLBURY GROVE ST ALBANS VIC 3021

Sold Price

\$637,500

Sold Date **14-Jul-23**

3 1 1

Distance **0.66km**



42 MOFFAT STREET ST ALBANS VIC 3021

Sold Price

^{RS} **\$650,000**

Sold Date **09-Nov-23**

3 1 2

Distance **0.24km**

RS = Recent sale

UN = Undisclosed Sale

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