

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

2/4 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

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$486,944

Property type

Unit

Suburb

St Albans

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/235 MAIN ROAD WEST ST ALBANS VIC 3021

\$455,000

16-Jan-24

1/16 LOIS STREET ST ALBANS VIC 3021

\$450,000

20-Feb-24

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: 05 April 2024

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**2/235 MAIN ROAD WEST ST
ALBANS VIC 3021**

 2  1  1

Sold Price **\$455,000** Sold Date **16-Jan-24**

Distance **0.53km**



**1/16 LOIS STREET ST ALBANS VIC
3021**

 2  1  1

Sold Price ^{RS} **\$450,000** Sold Date **20-Feb-24**

Distance **2.5km**

RS = Recent sale **UN** = Undisclosed Sale

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