

## 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

1/36 McLeod Road 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

\$499,000

&

\$529,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

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

2/39 Ruth Street St Albans VIC 3021	\$570,000	02-Mar-21
2/37 James Street St Albans VIC 3021	\$530,000	16-Mar-21
1/7-9 Disraeli Street St Albans VIC 3021	\$509,700	20-Jan-21

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: 17 May 2021



**2/39 Ruth Street St Albans VIC 3021**

3 2 4

Sold Price **\$570,000** Sold Date **02-Mar-21**

Distance **0.76km**



**2/37 James Street St Albans VIC 3021**

3 1 2

Sold Price <sup>RS</sup> **\$530,000** Sold Date **16-Mar-21**

Distance **0.79km**



**1/7-9 Disraeli Street St Albans VIC 3021**

3 1 2

Sold Price **\$509,700** Sold Date **20-Jan-21**

Distance **1.16km**

RS = Recent sale      UN = Undisclosed Sale

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