



Statement of Information

Property offered for sale

10 MCRAE AVENUE, ST ALBANS, VIC 3021

Indicative selling price

\$610k-\$630k

Median Sale Price of Houses in St Albans between 04/10/2018 – 04/04/2019

\$585,000 (Source: pricfinder)

Comparable property sales

There are 3 properties sold within 2 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

19 RUTH ST, ST ALBANS, VIC 3021



Property Type: House
Area: 768 m²
Area \$/m²: \$859
RPD: 33//LP24525

UBD Ref: Melbourne - 219 KZ 3 1 -
Distance from Property: 656m

Sale Price: **\$660,000 (Normal Sale)**
Sale Date: 11/11/2018 Days to Sell: **71 Days**
Last Price: A Fantastic Chg %: **-5.7%**
First Price: A Fantastic Chg %:

52 JAMES ST, ST ALBANS, VIC 3021



Property Type: House
Area: 766 m²
Area \$/m²: \$829
RPD: 28//LP54638

UBD Ref: Melbourne - 219 J2 3 1 3
Distance from Property: 440m

Sale Price: **\$635,000 (Normal Sale)**
Sale Date: 18/10/2018 Days to Sell: **13 Days**
Last Price: Contact Agent Chg %:
First Price: Contact Agent Chg %:

31 CLEVELAND ST, ST ALBANS, VIC 3021



Property Type: House
Area: 797 m²
Area \$/m²: \$812
RPD: 13/B/LP1911

UBD Ref: Melbourne - 219 H4 3 1 4
Distance from Property: 723m

Sale Price: **\$647,000 (Agents Advice - Sale)**
Sale Date: 13/03/2019 Days to Sell: **147 Days**
Last Price: \$650,000-\$690,000 Chg %: **-0.5%**
First Price: Contact Agent Chg %: **-4.9%**