

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 52 McArthur Avenue, ST ALBANS 3021

House



6 beds



3 baths



2 parking

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range from \$700,000 -  
\$750,000**

### Median sale price

Median **House** for **ST ALBANS** for period **Mar 2017 - Sep 2017**  
Sourced from **Pricefiner**.

**\$595,000**

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.


**46 MILLAWA AVE,** Price **\$750,500** Sold 30 April 2017  
St Albans 3021

**76 PERRET AVE,** Price **\$711,100** Sold 08 July 2017  
St Albans 3021

**44 GEORGE ST,** Price **\$726,000** Sold 02 September 2017  
St Albans 3021

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefiner.

### Contact agents

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