

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

2/57 Perrett 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

\$580,000

&

\$638,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2021

to

31 Dec 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

2/13 Cowper Avenue St Albans VIC 3021	\$580,000	11-Dec-21
2/23 Pennell Avenue St Albans VIC 3021	\$620,000	25-Nov-21
2/19 Wahgunyah Drive St Albans VIC 3021	\$590,000	28-Oct-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: 24 January 2022



2/13 Cowper Avenue St Albans VIC 3021

Sold Price

^{RS} **\$580,000**

Sold Date

11-Dec-21

 3  2  2

Distance

1.05km



2/23 Pennell Avenue St Albans VIC 3021

Sold Price

^{RS} **\$620,000**

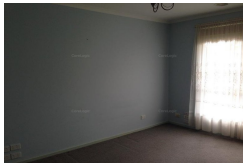
Sold Date

25-Nov-21

 3  2  2

Distance

2.19km



2/19 Wahgunyah Drive St Albans VIC 3021

Sold Price

\$590,000

Sold Date

28-Oct-21

 3  1  1

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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