

## 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

53 Perrett Avenue, 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)

Single price

\$750,000

#### Median sale price

Median price

\$630,000

House

X

Unit

Suburb

St Albans

Period - From

01/04/2017

to

30/06/2017

Source

REIV

#### 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 six 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
1	46 Millawa Av ST ALBANS 3021	\$750,500	14/04/2017
2	76 Perrett Av ST ALBANS 3021	\$711,100	08/07/2017
3	179 William St ST ALBANS 3021	\$703,000	19/08/2017

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 six months.~~



**Rooms:**

**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 734 sqm approx

Agent Comments

**Indicative Selling Price**

\$750,000

**Median House Price**

June quarter 2017: \$630,000

## Comparable Properties



**46 Millawa Av ST ALBANS 3021 (REI/VG)**

Agent Comments



**Price:** \$750,500

**Method:** Auction Sale

**Date:** 14/04/2017

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 720 sqm approx



**76 Perrett Av ST ALBANS 3021 (REI)**

Agent Comments



**Price:** \$711,100

**Method:** Auction Sale

**Date:** 08/07/2017

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 743 sqm approx



**179 William St ST ALBANS 3021 (REI)**

Agent Comments



**Price:** \$703,000

**Method:** Auction Sale

**Date:** 19/08/2017

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 796 sqm approx