

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	53 Perrett Avenue, St Albans Vic 3021
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$630,000	Hou	ise X	Unit		Suburb	St Albans
Period - From	01/04/2017	to	30/06/2017		Source	REIV	

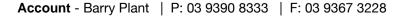
Comparable property sales (*Delete A or B below as applicable)

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

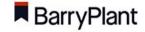
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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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)







Price: \$750,500 Method: Auction Sale Date: 14/04/2017

Rooms: 7

Property Type: House (Res) Land Size: 720 sqm approx

Agent Comments











Price: \$711,100 Method: Auction Sale Date: 08/07/2017

Rooms: 4

Property Type: House (Res) Land Size: 743 sqm approx

Agent Comments











Price: \$703,000 Method: Auction Sale Date: 19/08/2017 Rooms: 5

Property Type: House (Res) Land Size: 796 sqm approx

Agent Comments



Account - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228

propertydata

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