

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

4/37 PENNELL 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

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$492,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2021

to

30 Sep 2022

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

2/70 MILLAWA AVENUE ST ALBANS VIC 3021	\$525,000	09-Jul-22
3/13 JAMES STREET ST ALBANS VIC 3021	\$480,000	16-Jul-22
2/83 LESTER AVENUE ST ALBANS VIC 3021	\$512,000	08-May-22

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: 10 October 2022



**2/70 MILLAWA AVENUE ST
ALBANS VIC 3021**

 2  2  1

Sold Price **\$525,000** Sold Date **09-Jul-22**

Distance **1.44km**



**3/13 JAMES STREET ST ALBANS
VIC 3021**

 2  1  1

Sold Price **\$480,000** Sold Date **16-Jul-22**

Distance **0.52km**



**2/83 LESTER AVENUE ST ALBANS
VIC 3021**

 2  1  1

Sold Price **\$512,000** Sold Date **08-May-22**

Distance **1.71km**

RS = Recent sale UN = Undisclosed Sale

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