

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

4/24 Pennell Avenue, St Albans Vic 3021

Indicative selling price

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

Range between \$610,000

&

\$650,000

Median sale price

Median price \$514,500

Property Type Townhouse

Suburb St Albans

Period - From 17/11/2020

to

16/11/2021

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	1/9 Fox St ST ALBANS 3021	\$640,000	29/10/2021
2	1/83 Lester Av ST ALBANS 3021	\$620,000	02/08/2021
3			

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.~~

This Statement of Information was prepared on:

17/11/2021 21:11

 3  2  1

Property Type: Townhouse
(Residential)

Agent Comments

Indicative Selling Price

\$610,000 - \$650,000

Median Townhouse Price

17/11/2020 - 16/11/2021: \$514,500

Comparable Properties



1/9 Fox St ST ALBANS 3021 (REI)

Agent Comments

 3  2  1

Price: \$640,000

Method: Private Sale

Date: 29/10/2021

Property Type: Townhouse (Single)

Land Size: 222 sqm approx

1/83 Lester Av ST ALBANS 3021 (VG)

Agent Comments

 3  -  -

Price: \$620,000

Method: Sale

Date: 02/08/2021

Property Type: Flat/Unit/Apartment (Res)

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.