## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 4/24 Pennell Avenue, St Albans Vic 3021

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting			
Range betweer	n \$610,000		&		\$650,000				
Median sale price									
Median price	\$514,500	Pro	operty Type	Tow	nhouse		Suburb	St Albans	
Period - From	17/11/2020	to	16/11/2021		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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







**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)



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

Agent Comments



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.

#### Account - Jellis Craig | P: 03 9499 7992 | F: 03 9499 7996

propertydata



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