

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

1/39 Perrett 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

\$640,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/33 Glyndon Avenue St Albans VIC 3021	\$640,000	30-Oct-21
51 Disraeli Street St Albans VIC 3021	\$625,000	14-Nov-21
2/75 McArthur Avenue St Albans VIC 3021	\$612,500	20-Oct-21

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: 29 November 2021

AREASPECIALIST

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2/33 Glyndon Avenue St Albans VIC 3021

Sold Price

^{RS}

\$640,000

Sold Date

30-Oct-21



3



2



1

Distance

0.64km



51 Disraeli Street St Albans VIC 3021

Sold Price

^{RS}

\$625,000

Sold Date

14-Nov-21



3



2



1

Distance

3.25km



2/75 McArthur Avenue St Albans VIC 3021

Sold Price

^{RS}

\$612,500

Sold Date

20-Oct-21



3



2



2

Distance

0.48km

RS = Recent sale

UN = Undisclosed Sale

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