

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

1/56 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

or range
between

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Dec 2020

to

30 Nov 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

1/21 Reaburn Avenue St Albans VIC 3021	\$540,000	14-Aug-21
2/11 Beaver Street St Albans VIC 3021	\$552,000	25-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: 02 December 2021



1/21 Reaburn Avenue St Albans VIC 3021 Sold Price **\$540,000** Sold Date **14-Aug-21**

 3  2  1

Distance **0.44km**



2/11 Beaver Street St Albans VIC 3021 Sold Price ^{RS} **\$552,000** Sold Date **25-Oct-21**

 3  1  4

Distance **1.7km**

RS = Recent sale **UN** = Undisclosed Sale

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