

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

1/48 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$485,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2021

to

31 Dec 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

1/9 Gonyah Mews St Albans VIC 3021	\$499,000	31-Jul-21
1/164 Biggs Street St Albans VIC 3021	\$495,000	26-Sep-21
1/21 Reaburn Avenue St Albans VIC 3021	\$540,000	14-Aug-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: 14 January 2022



1/9 Gunyah Mews St Albans VIC 3021

Sold Price **\$499,000** Sold Date **31-Jul-21**

3 1 1

Distance **1.91km**



1/164 Biggs Street St Albans VIC 3021

Sold Price **\$495,000** Sold Date **26-Sep-21**

3 1 1

Distance **1.13km**



1/21 Reaburn Avenue St Albans VIC 3021

Sold Price **\$540,000** Sold Date **14-Aug-21**

3 2 1

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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