#### 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	2/24 Pennell Avenue, St Albans Vic 3021
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$514,500	Pro	perty Type T	ownhouse		Suburb	St Albans
Period - From	15/11/2020	to	14/11/2021		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

Add	dress of comparable property	Price	Date of sale
1	1/83 Lester Av ST ALBANS 3021	\$620,000	02/08/2021
2	1/13 James St ST ALBANS 3021	\$605,000	02/08/2021
3	2/141 William St ST ALBANS 3021	\$600,000	02/08/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	15/11/2021 13:11











Property Type: Townhouse

(Residential)

**Agent Comments** 

**Indicative Selling Price** \$590,000 - \$630,000 **Median Townhouse Price** 15/11/2020 - 14/11/2021: \$514,500

## Comparable Properties

1/83 Lester Av ST ALBANS 3021 (VG)

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Price: \$620,000 Method: Sale Date: 02/08/2021

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 



1/13 James St ST ALBANS 3021 (REI)







**Agent Comments** 

Price: \$605,000 Method: Private Sale Date: 02/08/2021

Rooms: 5

Property Type: Townhouse (Res) Land Size: 250 sqm approx

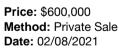
2/141 William St ST ALBANS 3021 (REI/VG)

**—** 3





Agent Comments



Rooms: 5

Property Type: Townhouse (Res) Land Size: 250 sqm approx

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