

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

2/24 Pennell Avenue, St Albans Vic 3021

Indicative selling price

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

Range between \$590,000

&

\$630,000

Median sale price

Median price \$514,500

Property Type Townhouse

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	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 comparable properties 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

 3  2  1

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)

Agent Comments

 3  -  -

Price: \$620,000

Method: Sale

Date: 02/08/2021

Property Type: Flat/Unit/Apartment (Res)

1/13 James St ST ALBANS 3021 (REI)

Agent Comments

 3  2  1

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)

Agent Comments

 3  1  2

Price: \$600,000

Method: Private Sale

Date: 02/08/2021

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 250 sqm approx