

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

2/37 Pennell 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

\$470,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Other

Suburb

St Albans

Period-from

01 Mar 2020

to

28 Feb 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

3/7 Washington Street St Albans VIC 3021	\$510,000	27-Jan-21
2/8 Jamieson Street St Albans VIC 3021	\$475,000	21-Oct-20

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: 27 March 2021



**3/7 Washington Street St Albans
VIC 3021**

Sold Price

\$510,000

Sold Date

27-Jan-21



2



1



-

Distance

0.56km



**2/8 Jamieson Street St Albans VIC
3021**

Sold Price

\$475,000

Sold Date

21-Oct-20



2



1



1

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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**3/7 Washington Street St Albans
VIC 3021**

 2  1  -

Sold Price

\$510,000

Sold Date

27-Jan-21

Distance

0.56km



**2/8 Jamieson Street St Albans VIC
3021**

 2  1  1

Sold Price

\$475,000

Sold Date

21-Oct-20

Distance

0.68km

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Address
Including suburb and
postcode

4/37 Pennell Avenue St Albans VIC 3021

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Single Price

or range
between

\$470,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

Median Price

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St Albans

Period-from

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VIC 3021**

 2  1  -

Sold Price

\$510,000

Sold Date

27-Jan-21

Distance

0.55km



**2/8 Jamieson Street St Albans VIC
3021**

 2  1  1

Sold Price

\$475,000

Sold Date

21-Oct-20

Distance

0.68km

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Statement of Information

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Section 47AF of the Estate Agents Act 1980

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Including suburb and
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5/37 Pennell Avenue St Albans VIC 3021

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Single Price

or range
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\$470,000

&

\$499,000

Median sale price

(*Delete house or unit as applicable)

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VIC 3021**

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Sold Price

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Sold Date

27-Jan-21

Distance

0.55km



**2/8 Jamieson Street St Albans VIC
3021**

 2  1  1

Sold Price

\$475,000

Sold Date

21-Oct-20

Distance

0.67km

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