

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 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

House

Suburb

St Albans

Period-from

01 Oct 2021

to

30 Sep 2022

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

15 DISRAELI STREET ST ALBANS VIC 3021	\$505,000	21-Sep-22
444 MAIN ROAD WEST ST ALBANS VIC 3021	\$500,000	13-Jul-22
43 JAMIESON STREET ST ALBANS VIC 3021	\$500,000	19-May-22

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: 11 October 2022



15 DISRAELI STREET ST ALBANS VIC 3021

Sold Price

^{RS}
\$505,000

Sold Date

21-Sep-22


3



1



2

Distance

0.68km


444 MAIN ROAD WEST ST ALBANS VIC 3021

Sold Price

\$500,000

Sold Date

13-Jul-22


3



1



1

Distance

0.79km


43 JAMIESON STREET ST ALBANS VIC 3021

Sold Price

Sold Date

19-May-22


3



1



-

Distance

1.31km
RS = Recent sale

UN = Undisclosed Sale

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