

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

3/39 Station 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

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$488,000

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

4/37 Pennell Avenue St Albans VIC 3021	\$475,000	28-Sep-21
2/39 Glendenning Street St Albans VIC 3021	\$495,000	08-Oct-21
2/13 James Street St Albans VIC 3021	\$507,000	24-Sep-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: 28 January 2022

Eddy Hsu
M 0403 491 845
E ehsu@whiteknightestateagents.com.au



4/37 Pennell Avenue St Albans VIC 3021 Sold Price **\$475,000** Sold Date **28-Sep-21**

 2  2  1

Distance **1.37km**



2/39 Glendenning Street St Albans VIC 3021 Sold Price **\$495,000** Sold Date **08-Oct-21**

 2  1  1

Distance **1.13km**



2/13 James Street St Albans VIC 3021 Sold Price **\$507,000** Sold Date **24-Sep-21**

 2  -  -

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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