

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

2/39 Glendenning Street 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

\$460,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$645,000

Property type

House

Suburb

St Albans

Period-from

01 Sep 2020

to

31 Aug 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

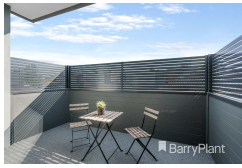
Date of sale

2/37 Pennell Avenue St Albans VIC 3021	\$490,000	07-May-21
5/37 Pennell Avenue St Albans VIC 3021	\$485,000	07-May-21
2/40 Albert Crescent St Albans VIC 3021	\$470,000	18-May-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.~~

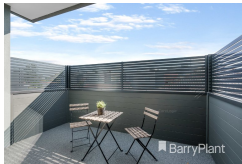
This Statement of Information was prepared on: 24 September 2021



2/37 Pennell Avenue St Albans VIC 3021 Sold Price **\$490,000** Sold Date **07-May-21**

 2  2  1

Distance **0.23km**



5/37 Pennell Avenue St Albans VIC 3021 Sold Price **\$485,000** Sold Date **07-May-21**

 2  2  1

Distance **0.24km**



2/40 Albert Crescent St Albans VIC 3021 Sold Price **\$470,000** Sold Date **18-May-21**

 2  2  2

Distance **0.38km**

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

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