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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

2/6 Pennell Avenue St Albans VIC 3021

 3  1  1

Indicative Selling Price

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

Range between \$470,000 - \$490,000

Median Sale Price

\$422,500 Units in St albans between 01 Apr 2018 - 31 Mar 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.

	14 Charles Street St Albans VIC 3021	Sold Price	^{RS} \$478,000	Sold Date	05-Apr-19
 3  1  2	Distance	1.47km			
	1/37 Charles Street St Albans VIC 3021	Sold Price	^{RS} \$455,000	Sold Date	24-Mar-19
 3  1  1	Distance	1.73km			
	3/12 Millawa Avenue St Albans VIC 3021	Sold Price	\$485,000	Sold Date	31-Oct-18
 3  1  1	Distance	1.21km			

RS = Recent sale

UN = Undisclosed Sale

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