

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

3/11-13 Perrett 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

\$450,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$410,000

Property type

Unit

Suburb

St Albans

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/18 Honey Grove St Albans VIC 3021	\$441,000	03-Sep-19
2/3 Harmon Avenue St Albans VIC 3021	\$445,000	06-May-19
2A Toledo Road St Albans VIC 3021	\$450,000	09-Aug-19

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: 14 October 2019



2/18 Honey Grove St Albans VIC 3021

Sold Price **\$441,000** Sold Date **03-Sep-19**

 3  1  1

Distance **0.32km**



2/3 Harmon Avenue St Albans VIC 3021

Sold Price **\$445,000** Sold Date **06-May-19**

 3  1  1

Distance **0.62km**



2A Toledo Road St Albans VIC 3021

Sold Price **\$450,000** Sold Date **09-Aug-19**

 3  1  1

Distance **1.47km**

RS = Recent sale UN = Undisclosed Sale

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