

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

1/45 Perrett Avenue, St Albans Vic 3021

Indicative selling price

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

Single price \$615,000

Median sale price

Median price \$651,000

Property Type House

Suburb St Albans

Period - From 01/10/2023

to 31/12/2023

Source REIV

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 six 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
1	53 Norman St ST ALBANS 3021	\$640,000	25/10/2023
2	1/38 Norman St ST ALBANS 3021	\$610,000	27/09/2023
3	3/92 Power St ST ALBANS 3021	\$580,000	04/09/2023

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 six months.~~

This Statement of Information was prepared on:

07/02/2024 05:41



Rooms: 5
Property Type: House
Land Size: 322 sqm approx

Agent Comments

This charming 3 bedroom home has undergone a complete renovation offering the perfect blend of comfort and convenience.

Indicative Selling Price
\$615,000

Median House Price
December quarter 2023: \$651,000

Comparable Properties



53 Norman St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$640,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: House (Res)
Land Size: 585 sqm approx



1/38 Norman St ST ALBANS 3021 (VG)

Agent Comments



Price: \$610,000
Method: Sale
Date: 27/09/2023
Property Type: Flat/Unit/Apartment (Res)



3/92 Power St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 04/09/2023
Property Type: Townhouse (Single)