

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

1/78 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

or range
between

\$429,000

&

\$469,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

St Albans

Period-from

01 Jan 2023

to

31 Dec 2023

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

4/12 GERTRUDE STREET ST ALBANS VIC 3021	\$425,000	27-Oct-23
1/1 WILPENA COURT ST ALBANS VIC 3021	\$465,000	29-Aug-23
2/1 STATION AVENUE ST ALBANS VIC 3021	\$460,000	09-Sep-23

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: 30 January 2024



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**4/12 GERTRUDE STREET ST
ALBANS VIC 3021**

2 1 1

Sold Price **\$425,000** Sold Date **27-Oct-23**

Distance **1.71km**



**1/1 WILPENA COURT ST ALBANS
VIC 3021**

3 1 1

Sold Price **\$465,000** Sold Date **29-Aug-23**

Distance **1.94km**



**2/1 STATION AVENUE ST ALBANS
VIC 3021**

2 1 1

Sold Price **\$460,000** Sold Date **09-Sep-23**

Distance **0.71km**

RS = Recent sale UN = Undisclosed Sale

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