

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 26 Pennell Avenue St Albans Vic 3021..

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

or range between \$850.000 & \$935.000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$571,000 \*House x Suburb St Albans Vic 3021  
Period - From Sep (2016) to July (2017) Source Rp Data

### 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 – 32 Glendenning Street St Albans Vic 3021	\$950.000	04.08.2017
2 – 21 Glendenning Street St Albans Vic 3021	\$851.000	29.07.2017
3 – 28 Andrea Street St Albans Vic 3021	\$820.000	07.10.2017