

Jay Nguyen  
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## HOUSE Offered for Sale

34 Pennell Avenue St Albans VIC 3021

 3  1  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price \$890,000

## Median Sale Price

\$620,250 Houses in St albans between Mar 2017 - Feb 2018

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.



**39 Scott Avenue St Albans VIC 3021**

 3  1  4

Sold Price **\$850,000** Sold Date **15-Dec-17**

Distance **0.07km**



**46 Scott Avenue St Albans VIC 3021**

 4  2  1

Sold Price **\$850,000** Sold Date **25-Nov-17**

Distance **0.15km**



**38 Glendenning Street St Albans VIC 3021**

 2  1  1

Sold Price **\$960,000** Sold Date **14-Feb-18**

Distance **0.24km**

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**28 Andrea Street St Albans VIC 3021**

 2  1  1

Sold Price **\$820,000** Sold Date **07-Oct-17**

Distance **0.38km**

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