

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

1/14 Adams Street, St Albans Vic 3021

Indicative selling price

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

Single price

\$429,000

Median sale price

Median price

\$440,000

House

Unit

X

Suburb

St Albans

Period - From

01/04/2017

to

30/06/2017

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	51a President Rd ALBANVALE 3021	\$415,000	24/07/2017
2	6/9 Grant St ST ALBANS	\$391,000	17/08/2017
3	3/106 Conrad St ST ALBANS 3021	\$385,000	17/06/2017

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.~~

Alan Au
9367 7044
0432 716 822
aau@barryplant.com.au

Indicative Selling Price
\$429,000

Median Unit Price
June quarter 2017: \$440,000



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Comparable Properties



51a President Rd ALBANVALE 3021 (REI)

Agent Comments



Price: \$415,000
Method: Sold Before Auction
Date: 24/07/2017
Rooms: 3
Property Type: Unit



6/9 Grant St ST ALBANS (REI)

Agent Comments



Price: \$391,000
Method: Private Sale
Date: 17/08/2017
Rooms: 4
Property Type: Unit
Land Size: 200 sqm approx



3/106 Conrad St ST ALBANS 3021 (VG)

Agent Comments



Price: \$385,000
Method: Sale
Date: 17/06/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)