

Flo Carreon 0416 231 254 fcarreon@barryplant.com.au

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	2/53 Shirley Street, St Albans Vic 3021
Including suburb and	
postcode	

Indicative selling price

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

Single price \$309,000

Median sale price

Median price	\$469,000	Hou	se	Unit	Х	Suburb	St Albans
Period - From	01/10/2017	to	30/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	4/7 Theodore St ST ALBANS 3021	\$320,000	17/09/2018
2	6/18-20 Marsden Cr ST ALBANS 3021	\$320,000	10/08/2018
3	1/82 Fox St ST ALBANS 3021	\$302,000	03/08/2018

OR

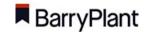
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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Indicative Selling Price \$309,000 **Median Unit Price**

Year ending September 2018: \$469,000





Rooms:

Property Type: Unit Land Size: 300 sqm approx

Agent Comments

Comparable Properties



4/7 Theodore St ST ALBANS 3021 (VG)





Price: \$320,000 Method: Sale Date: 17/09/2018 Rooms: -

Property Type: Unit

Agent Comments



6/18-20 Marsden Cr ST ALBANS 3021 (REI)

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Price: \$320.000 Method: Private Sale Date: 10/08/2018 Rooms: 4

Property Type: Unit/Flat (Res)

Agent Comments



1/82 Fox St ST ALBANS 3021 (REI/VG)







Price: \$302.000

Method: Sold Before Auction

Date: 03/08/2018

Rooms: -

Property Type: Unit

Agent Comments

Account - Barry Plant





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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