

Alan Au 9367 7044 0432 716 822 aau@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 Including suburb and postcode	16 Gum Tree Close, St Albans Vic 3021				

Indicative selling price

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

Range between	\$600,000	&	\$650,000
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Median sale price

Median price	\$650,000	Hou	ıse X	Unit		Suburb	St Albans
Period - From	01/07/2017	to	30/06/2018		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	2 Torino St ST ALBANS 3021	\$642,000	10/04/2018
2	48 Novara Pde ST ALBANS 3021	\$637,000	06/08/2018
3	19 Stradbroke Dr ST ALBANS 3021	\$610,000	14/04/2018

OR

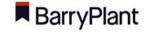
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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Indicative Selling Price \$600,000 - \$650,000 Median House Price Year ending June 2018: \$650,000





Rooms:

Property Type: House Agent Comments

Comparable Properties



2 Torino St ST ALBANS 3021 (VG)

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Price: \$642,000 Method: Sale Date: 10/04/2018

Rooms: -

Property Type: House (Res) Land Size: 534 sqm approx

Agent Comments



48 Novara Pde ST ALBANS 3021 (REI)

= 3







Price: \$637,000 Method: Private Sale Date: 06/08/2018

Rooms: 4

Property Type: House **Land Size:** 537 sqm approx

Agent Comments

19 Stradbroke Dr ST ALBANS 3021 (REI/VG)

=3





Price: \$610,000 Method: Auction Sale Date: 14/04/2018

Rooms: -

Property Type: House (Res) **Land Size:** 542 sqm approx

Agent Comments

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