

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

Median sale price

Median price \$650,000

House

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.

	Address 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.

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

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)

Agent Comments



Price: \$642,000
Method: Sale
Date: 10/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 534 sqm approx



48 Novara Pde ST ALBANS 3021 (REI)

Agent Comments



Price: \$637,000
Method: Private Sale
Date: 06/08/2018
Rooms: 4
Property Type: House
Land Size: 537 sqm approx

19 Stradbroke Dr ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$610,000
Method: Auction Sale
Date: 14/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 542 sqm approx