

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	3/95 Power Street, St Albans Vic 3021
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Indicative selling price

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

Single price	\$459,000
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Median sale price

Median price	\$460,000	House		Unit	X	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	3/73 Mcarthur Av ST ALBANS 3021	\$506,500	08/03/2018
2	2/36 Ivanhoe Av ST ALBANS 3021	\$505,000	25/02/2018
3	3/22 Fox St ST ALBANS 3021	\$485,000	25/02/2018

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.~~

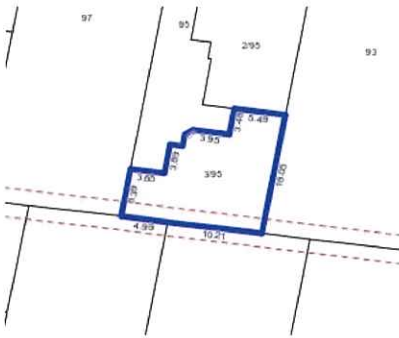
3/95 Power Street, St Albans Vic 3021



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

Indicative Selling Price
\$459,000

Median Unit Price
Year ending June 2018: \$460,000



3 1 1

Rooms:
Property Type: unit
Agent Comments

Comparable Properties

3/73 Mcarthur Av ST ALBANS 3021 (VG)

Agent Comments

3 - -

Price: \$506,500
Method: Sale
Date: 08/03/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



2/36 Ivanhoe Av ST ALBANS 3021 (REI/VG)

Agent Comments

3 - -

Price: \$505,000
Method: Private Sale
Date: 25/02/2018
Rooms: 5
Property Type: Unit
Land Size: 200 sqm approx



3/22 Fox St ST ALBANS 3021 (REI/VG)

Agent Comments

3 - -

Price: \$485,000
Method: Private Sale
Date: 25/02/2018
Rooms: 5
Property Type: Unit
Land Size: 220 sqm approx

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Indicative selling price

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Single price \$580,000

Median sale price

Median price	\$460,000	House		Unit	X	Suburb	St Albans
Period - From	01/07/2017	to	30/06/2018	Source	REIV		

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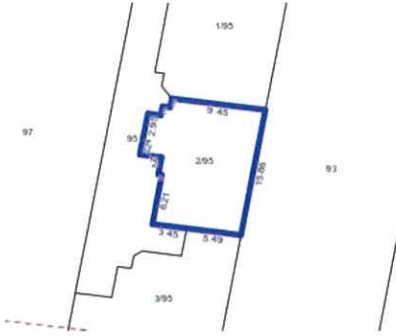
Alan Au
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Indicative Selling Price
\$580,000

Median Unit Price
Year ending June 2018: \$460,000

 4  2  2

Rooms:
Property Type: townhouse
Agent Comments



Comparable Properties

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