

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	Pι	rop	erty	offer	ed for	sale
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Address	16 Clarice Close, 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 \$695,000

Median sale price

Median price	\$631,750	Hou	se X	Unit		Suburb	St Albans
Period - From	01/07/2017	to	30/09/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	261 Main Rd ST ALBANS 3021	\$675,000	30/07/2017
2	74 Oleander Dr ST ALBANS 3021	\$669,000	14/10/2017
3	39 Stradbroke Dr ST ALBANS 3021	\$660,000	19/08/2017

OR

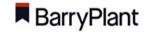
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$695,000 **Median House Price**





Rooms:

Property Type: House (Res) Land Size: 532 sqm approx

Agent Comments

Comparable Properties

261 Main Rd ST ALBANS 3021 (VG)





Price: \$675,000 Method: Sale Date: 30/07/2017

Rooms: -

Property Type: House (Res) Land Size: 582 sqm approx

74 Oleander Dr ST ALBANS 3021 (REI/VG)

3





Price: \$669,000 Method: Auction Sale Date: 14/10/2017

Rooms: 5

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

39 Stradbroke Dr ST ALBANS 3021 (REI)





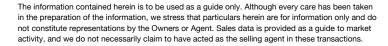
Price: \$660,000 Method: Auction Sale Date: 19/08/2017 Rooms: -

Property Type: House





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September quarter 2017: \$631,750

Agent Comments

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