

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

52 James Street, St Albans Vic 3021

Indicative selling price

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

Range between \$600,000

&

\$660,000

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	61 Conrad St ST ALBANS 3021	\$660,000	23/07/2018
2	9 Moffat St ST ALBANS 3021	\$620,000	10/08/2018
3	26 Station Av ST ALBANS 3021	\$620,000	23/06/2018

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



 3  1  1

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
\$600,000 - \$660,000
Median House Price
Year ending June 2018: \$650,000

Comparable Properties



61 Conrad St ST ALBANS 3021 (REI)

Agent Comments

 4  2  -

Price: \$660,000
Method: Private Sale
Date: 23/07/2018
Rooms: 5
Property Type: House (Res)
Land Size: 748 sqm approx

9 Moffat St ST ALBANS 3021 (VG)

Agent Comments

 3  -  -

Price: \$620,000
Method: Sale
Date: 10/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 712 sqm approx



26 Station Av ST ALBANS 3021 (REI/VG)

Agent Comments

 3  1  2

Price: \$620,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 697 sqm approx