

Flo Carreon 0416 231 254 fcarreon@barryplant.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	y offered	for sale
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Address	36 Avondale Avenue, 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	\$675,000
Single price	\$675,000 L

Median sale price

Median price	\$669,440	Hou	ıse X	Unit		Suburb	St Albans
Period - From	01/01/2018	to	31/03/2018		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	166 Main Rd.E ST ALBANS 3021	\$675,000	02/12/2017
2	37 Arthur St ST ALBANS 3021	\$670,000	11/12/2017
3	62 Mcarthur Av ST ALBANS 3021	\$660,000	09/01/2018

OR

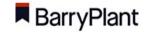
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228





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Indicative Selling Price \$675,000 **Median House Price** March quarter 2018: \$669,440





Comparable Properties



166 Main Rd.E ST ALBANS 3021 (REI)





Price: \$675,000 Method: Auction Sale Date: 02/12/2017 Rooms: 5

Property Type: House (Res) Land Size: 650 sqm approx

Agent Comments



37 Arthur St ST ALBANS 3021 (REI/VG)

=3





Price: \$670.000 Method: Private Sale Date: 11/12/2017 Rooms: 5

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments



62 Mcarthur Av ST ALBANS 3021 (VG)





Price: \$660,000 Method: Sale Date: 09/01/2018 Rooms: -

Property Type: Development Site (Res)

Land Size: 715 sqm approx

Agent Comments

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