

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

<b>Property</b>	offered	for	sale
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Address	2/2 John Street, St Albans Vic 3021
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$290,000	&	\$315,000
			<u> </u>

#### Median sale price

Median price	\$460,000	Hou	se	Unit	х	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.

Ad	dress of comparable property	Price	Date of sale
1	6/19 St Albans Rd ST ALBANS 3021	\$315,000	05/02/2018
2	1/128 East Esplanade ST ALBANS 3021	\$290,000	30/01/2018
3	3/17 St Albans Rd ST ALBANS 3021	\$276,000	02/02/2018

#### OR

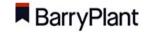
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Rooms:

Property Type: Unit **Agent Comments** 

## Comparable Properties



6/19 St Albans Rd ST ALBANS 3021 (VG)



Price: \$315,000 Method: Sale Date: 05/02/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

1/128 East Esplanade ST ALBANS 3021 (VG)





Price: \$290,000 Method: Sale Date: 30/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments









Price: \$276,000 Method: Sale Date: 02/02/2018

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments

Account - Barry Plant





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