

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



Rooms:

Property Type: House (Res)

**Agent Comments** 

**Indicative Selling Price** \$480,000 - \$528,000 **Median Unit Price** Year ending March 2017: \$362,500

There were no brand new 2 bedroom townhouses found so i have used 3 x brand new 3 bedroom townhouses. The property for sale is a 2 bedroom therefore our indicative selling price is \$480,000 - \$520,000.

# Comparable Properties

3/88 Biggs St ST ALBANS 3021 (REI)

Price: \$550,000 Method: Private Sale Date: 27/04/2017 Rooms: 5

Property Type: Unit Land Size: 250 sqm **Agent Comments** 

1/88 Biggs St ST ALBANS 3021 (REI)

**!==** 3

Price: \$540.000 Method: Private Sale Date: 05/04/2017 Rooms: 5

Property Type: Unit Land Size: 250 sqm Agent Comments

1/71 Oberon Av ST ALBANS 3021 (VG)

**Agent Comments** 3bed, 2 bath, 1 garage

Price: \$502,000 Method: Sale Date: 20/12/2016 Rooms: -

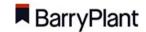
Property Type: Strata Unit/Flat

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





Generated: 10/05/2017 14:43



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 offered for sa	ıe
-------------------------	----

Address Including suburb and postcode	2/88 Biggs Street, St Albans Vic 3021
·	

#### Indicative selling price

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

Range between	\$480,000	&	\$528,000

#### Median sale price

Median price \$362,500		Unit X	Suburb St Albans
Period - From 01/04/2016	to	31/03/2017	Source REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
3/88 Biggs St ST ALBANS 3021	\$550,000	27/04/2017
1/88 Biggs St ST ALBANS 3021	\$540,000	05/04/2017
1/71 Oberon Av ST ALBANS 3021	\$502,000	20/12/2016

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





Generated: 10/05/2017 14:43