

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 sale

Address	1/8 Helen Street, 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 \$615,000

#### Median sale price

Median price	\$474,500	Hou	se	Unit	Х	Suburb	St Albans
Period - From	01/10/2017	to	31/12/2017		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.

Add	dress of comparable property	Price	Date of sale
1	82 Henry St ST ALBANS 3021	\$603,000	04/12/2017
2	2/78 Perrett Av ST ALBANS 3021	\$600,000	10/03/2018
3	1/32 George St ST ALBANS 3021	\$600,000	10/02/2018

#### OR

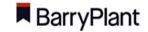
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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**Indicative Selling Price** \$615,000 **Median Unit Price** 

December quarter 2017: \$474,500



Property Type: Unit Land Size: 250 sqm approx

**Agent Comments** 

## Comparable Properties



82 Henry St ST ALBANS 3021 (REI/VG)





Price: \$603,000 Method: Private Sale Date: 04/12/2017

Rooms: 4

Property Type: Townhouse (Single)

**Agent Comments** 

2/78 Perrett Av ST ALBANS 3021 (REI)

**=** 3







Price: \$600,000 Method: Auction Sale Date: 10/03/2018 Rooms: -

Property Type: Unit

Land Size: 284 sqm approx

Agent Comments

1/32 George St ST ALBANS 3021 (REI)





Price: \$600,000 Method: Auction Sale Date: 10/02/2018 Rooms: 5

Property Type: Townhouse (Res) Land Size: 216 sqm approx

Agent Comments

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