

Alan Au 9367 7044 0432 716 822 aau@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	e
-----------------	---------	--------	---

Address	10 Eddie 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	\$550,000	&	\$600,000
Range between	\$550,000	&	\$600,000

Median sale price

Median price	\$600,000	Hou	ise X	Unit		Suburb	St Albans
Period - From	01/07/2016	to	30/06/2017		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.

Address of comparable property Price Date of sale 1 49 Arthur St ST ALBANS 3021 \$595,000 28/04/2017 2 1 Grace St ST ALBANS 3021 \$585,000 14/10/2017 3 30 Thorndon Dr ST ALBANS 3021 \$549,500 23/09/2017

OR

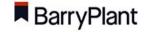
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





Generated: 20/10/2017 16:20



Alan Au 9367 7044 0432 716 822 aau@barryplant.com.au

Indicative Selling Price \$550,000 - \$600,000 Median House Price Year ending June 2017: \$600,000





Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 585 sqm approx

Agent Comments

Comparable Properties



49 Arthur St ST ALBANS 3021 (REI/VG)

= 3





Price: \$595,000 Method: Private Sale Date: 28/04/2017

Rooms: 4

Property Type: House **Land Size:** 536 sqm approx

Agent Comments







6

Price: \$585,000 **Method:** Auction Sale **Date:** 14/10/2017

Rooms: 5

Property Type: House (Res) Land Size: 583 sqm approx

Agent Comments

30 Thorndon Dr ST ALBANS 3021 (REI)

= 3





Price: \$549,500 Method: Auction Sale Date: 23/09/2017

Rooms: -

Property Type: House Land Size: 545 sqm approx Agent Comments

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





Generated: 20/10/2017 16:20