

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
Including suburb and
postcode

1/118 George Street, St Albans Vic 3021

Indicative selling price

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

Single price

\$550,000

Median sale price

Median price

\$600,000

House

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	2/24 Bailey St ST ALBANS 3021	\$590,000	19/08/2017
2	3/14 Disraeli St ST ALBANS 3021	\$500,000	01/07/2017
3	3/69 Vincent Av ST ALBANS 3021	\$479,000	10/08/2017

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.~~

1/118 George Street, St Albans Vic 3021



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

Indicative Selling Price
\$550,000

Median House Price
Year ending June 2017: \$600,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



2/24 Bailey St ST ALBANS 3021 (REI)

Agent Comments



Price: \$590,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 269 sqm approx

3/14 Disraeli St ST ALBANS 3021 (VG)

Agent Comments



Price: \$500,000
Method: Sale
Date: 01/07/2017
Rooms: -
Property Type: Flat/Unit/Apartment (Res)



3/69 Vincent Av ST ALBANS 3021 (REI)

Agent Comments



Price: \$479,000
Method: Private Sale
Date: 10/08/2017
Rooms: 6
Property Type: Townhouse (Single)

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Indicative selling price

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

Single price

\$450,000

Median sale price

Median price

\$440,000

House

Unit

X

Suburb

St Albans

Period - From

01/04/2017

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	2/31 Leslie St ST ALBANS 3021	\$460,000	26/08/2017
2	2/36 Andrea St ST ALBANS 3021	\$455,000	10/08/2017
3	4/52 Conrad St ST ALBANS 3021	\$420,000	27/09/2017

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.~~

2/118 George Street, St Albans Vic 3021



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0432 716 822
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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$450,000
Median Unit Price
June quarter 2017: \$440,000

Comparable Properties



2/31 Leslie St ST ALBANS 3021 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 26/08/2017
Rooms: 5
Property Type: Unit
Land Size: 250 sqm approx

2/36 Andrea St ST ALBANS 3021 (REI)

Agent Comments



Price: \$455,000
Method: Private Sale
Date: 10/08/2017
Rooms: 4
Property Type: Unit
Land Size: 250 sqm approx



4/52 Conrad St ST ALBANS 3021 (REI)

Agent Comments



Price: \$420,000
Method: Private Sale
Date: 27/09/2017
Rooms: 4
Property Type: Unit
Land Size: 250 sqm approx