

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	sale

Address	3/12 Henry 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	\$480,000	&	\$510,000

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	3/73 Mcarthur Av ST ALBANS 3021	\$506,500	08/03/2018
2	2/36 Ivanhoe Av ST ALBANS 3021	\$505,000	25/02/2018
3	3/22 Fox St ST ALBANS 3021	\$485,000	25/02/2018

OR

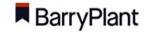
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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\$480,000 - \$510,000 **Median Unit Price**

Indicative Selling Price

Year ending June 2018: \$460,000



Rooms:

Property Type: Unit **Agent Comments**

Comparable Properties

3/73 Mcarthur Av ST ALBANS 3021 (VG)

Price: \$506,500 Method: Sale Date: 08/03/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



2/36 Ivanhoe Av ST ALBANS 3021 (REI/VG)

Price: \$505,000

Method: Private Sale Date: 25/02/2018 Rooms: 5

Property Type: Unit

Land Size: 200 sqm approx

Agent Comments



3/22 Fox St ST ALBANS 3021 (REI/VG)

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Price: \$485,000 Method: Private Sale Date: 25/02/2018

Rooms: 5

Property Type: Unit

Land Size: 220 sqm approx

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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