

## 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

3/12 Henry Street, St Albans Vic 3021

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$480,000

&

\$510,000

#### Median sale price

Median price \$460,000

House

Unit

X

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.

	Address 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.

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

**Indicative Selling Price**

\$480,000 - \$510,000

**Median Unit Price**

Year ending June 2018: \$460,000



 3    2    2

**Rooms:**

**Property Type:** Unit

Agent Comments

## Comparable Properties

**3/73 Mcarthur Av ST ALBANS 3021 (VG)**

Agent Comments

 3    -    -

**Price:** \$506,500

**Method:** Sale

**Date:** 08/03/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



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

Agent Comments

 3    -    -

**Price:** \$505,000

**Method:** Private Sale

**Date:** 25/02/2018

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 200 sqm approx



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

Agent Comments

 3    -    -

**Price:** \$485,000

**Method:** Private Sale

**Date:** 25/02/2018

**Rooms:** 5

**Property Type:** Unit

**Land Size:** 220 sqm approx