

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	е
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Address Including suburb and postcode	
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Indicative selling price

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

Range between	\$500,000	o l	\$640,000
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Median sale price

Median price	\$630,000	Hou	ıse X	Unit		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	8 Ipswich St ST ALBANS 3021	\$645,000	02/09/2017
2	1 Aspen St ST ALBANS 3021	\$625,000	28/09/2017
3	23 Revell Cr ST ALBANS 3021	\$595,000	23/09/2017

OR

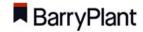
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$590,000 - \$640,000 **Median House Price** June quarter 2017: \$630,000





Rooms: **Property Type: Agent Comments**

Comparable Properties



8 Ipswich St ST ALBANS 3021 (REI)





Price: \$645,000 Method: Auction Sale Date: 02/09/2017

Rooms: -

Property Type: House (Res) Land Size: 587 sqm approx

Agent Comments



1 Aspen St ST ALBANS 3021 (REI)

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Price: \$625,000 Method: Private Sale Date: 28/09/2017 Rooms: 5

Property Type: House

Agent Comments



23 Revell Cr ST ALBANS 3021 (REI)





Price: \$595,000 Method: Auction Sale Date: 23/09/2017 Rooms: 4

Property Type: House (Res) Land Size: 545 sqm approx

Agent Comments

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