

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

21 Marshall Avenue, St Albans Vic 3021

Indicative selling price

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

Single price

\$710,000

Median sale price

Median price

\$641,000

House

X

Unit

Suburb

St Albans

Period - From

01/04/2017

to

31/03/2018

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	7 Harcourt Av ST ALBANS 3021	\$705,000	05/02/2018
2	45 Harcourt Av ST ALBANS 3021	\$705,000	09/01/2018
3	36 Avondale Av ST ALBANS 3021	\$660,000	30/05/2018

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.

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Indicative Selling Price
\$710,000

Median House Price
Year ending March 2018: \$641,000



Rooms:
Property Type: House (Res)
Agent Comments

Comparable Properties



7 Harcourt Av ST ALBANS 3021 (VG)

Agent Comments



Price: \$705,000
Method: Sale
Date: 05/02/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx



45 Harcourt Av ST ALBANS 3021 (VG)

Agent Comments



Price: \$705,000
Method: Sale
Date: 09/01/2018
Rooms: -
Property Type: House (Res)
Land Size: 650 sqm approx

36 Avondale Av ST ALBANS 3021 (REI)

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 30/05/2018
Rooms: 5
Property Type: House (Res)