

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

Propert	y offered	for sale
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Address	54 Evergreen Avenue, Albanvale Vic 3021
Including suburb and	
postcode	

Indicative selling price

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

579,000
5

Median sale price

Median price	\$546,000	Hou	se X	Unit		Suburb	Albanvale
Period - From	01/10/2017	to	31/12/2017		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.

Ad	dress of comparable property	Price	Date of sale
1	144 Opie Rd ALBANVALE 3021	\$577,000	27/09/2017
2	5 Hedgerow Ct ALBANVALE 3021	\$565,000	23/09/2017
3	18 Wintersun Dr ALBANVALE 3021	\$550,000	14/10/2017

OR

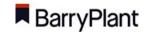
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228





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Indicative Selling Price \$579,000 **Median House Price**

December quarter 2017: \$546,000





Property Type: House (Previously

Occupied - Detached) Land Size: 532 sqm approx

Agent Comments

Comparable Properties



144 Opie Rd ALBANVALE 3021 (REI/VG)

-3



Price: \$577.000 Method: Private Sale Date: 27/09/2017 Rooms: 4

Property Type: House Land Size: 544 sqm approx

--3





Agent Comments

Agent Comments

Agent Comments



Property Type: House (Res) Land Size: 619 sqm approx



18 Wintersun Dr ALBANVALE 3021 (REI/VG)

-- 3



Price: \$550,000 Method: Auction Sale Date: 14/10/2017 Rooms: 5

Property Type: House (Res) Land Size: 575 sqm approx

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