

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

24 Ralph Avenue, St Albans Vic 3021

Indicative selling price

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

Single price

\$729,000

Median sale price

Median price

\$669,000

House

X

Unit

Suburb

St Albans

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.

	Address of comparable property	Price	Date of sale
1	33 Clarke Av ST ALBANS 3021	\$720,000	25/11/2017
2	14 Errington Rd ST ALBANS 3021	\$712,500	08/12/2017
3	45 Harcourt Av ST ALBANS 3021	\$705,000	09/01/2018

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
\$729,000

Median House Price
December quarter 2017: \$669,000



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



33 Clarke Av ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 25/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 650 sqm approx



14 Errington Rd ST ALBANS 3021 (VG)

Agent Comments



Price: \$712,500

Method: Sale

Date: 08/12/2017

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