

#### Statement of Information

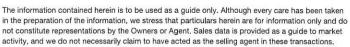
## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for	sale						
Address Including suburb and postcode	2/85 Mcarthur Avenue, St Albans	Vic 3021					
Indicative selling price	e						
For the meaning of this p	orice see consumer.vic.gov.au/und	lerquoting					
Single price \$480,	000						
Median sale price							
Median price \$455,00	00 House Unit	X	Suburb	St Albans			
Period - From 01/04/2	017 to 31/03/2018	Source	EIV				
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 comparab	e property		Price	Date of sale			
1							
2							
3			- 1-				
OR							
3* 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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\$480,000 **Median Unit Price** 

**Indicative Selling Price** 

Year ending March 2018: \$455,000



Rooms: Property Type: Unit

Land Size: 144 sqm approx Agent Comments

## Comparable Properties



4/74 Theodore St ST ALBANS 3021 (REI)

Price: \$510,000 Method: Private Sale Date: 22/12/2017

Rooms: -

Property Type: Townhouse (Single)

**Agent Comments** 

6/31 Marsden Cr ST ALBANS 3021 (VG)





**Agent Comments** 

Price: \$475,000 Method: Sale Date: 16/01/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

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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#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

			Sec	tion 4/	AF of th	e Estate	Agents Act 1980	
Property offered for s	sale							
Address Including suburb and postcode	3/85 Mcarthur Avenue, St Albans Vic 3021							
Indicative selling price	e			2.7				
For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price \$480,	000							
Median sale price								
Median price \$455,00	00 Hous	e	Unit	Х		Suburb	St Albans	
Period - From 01/04/2	017 to 3	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	le property				P	rice	Date of sale	
1	51							
2								
3								
OR								

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.

**B**\*

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Indicative Selling Price \$480,000 Median Unit Price Year ending March 2018: \$455,000





Agent Comments

# Comparable Properties



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2 🙀 2

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Rooms: -

Property Type: Townhouse (Single)

Agent Comments

6/31 Marsden Cr ST ALBANS 3021 (VG)

**==**|2 **==**|- **=**|

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Rooms: -

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