

## 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
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#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$480,000

#### Median sale price

Median price	\$455,000	House		Unit	X	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		
2		
3		

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.

2/85 Mcarthur Avenue, St Albans Vic 3021



Alan Au  
9367 7044  
0432 716 822  
aau@barryplant.com.au

**Indicative Selling Price**  
\$480,000

**Median Unit Price**  
Year ending March 2018: \$455,000



2 1 1

**Rooms:**  
**Property Type:** Unit  
**Land Size:** 144 sqm approx  
**Agent Comments**

## Comparable Properties



4/74 Theodore St ST ALBANS 3021 (REI)

**Agent Comments**

2 2 2

**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 22/12/2017  
**Rooms:** -  
**Property Type:** Townhouse (Single)

6/31 Marsden Cr ST ALBANS 3021 (VG)

**Agent Comments**

2 - -

**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.

## 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

3/85 Mcarthur Avenue, St Albans Vic 3021

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$480,000

#### Median sale price

Median price \$455,000

House

Unit

X

Suburb St Albans

Period - From 01/04/2017

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