

Flo Carreon 0416 231 254 fcarreon@barryplant.com.au

### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	y offered	for sale
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Address Including suburb and postcode	10a Woods Street, St Albans Vic 3021					
idicative selling price						

#### In

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

Range between	\$590,000	&	\$649,000
			<u> </u>

#### Median sale price

Median price	\$464,750	Hou	se	Unit	х	Subur	St Albans
Period - From	01/04/2018	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	2/104 George St ST ALBANS 3021	\$640,000	15/09/2018
2	1/65 Fox St ST ALBANS 3021	\$602,000	02/05/2018
3	1/78 Walmer Av ST ALBANS 3021	\$600,000	22/08/2018

#### OR

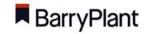
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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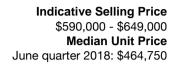




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Rooms: **Property Type: Agent Comments** 

# Comparable Properties



2/104 George St ST ALBANS 3021 (REI)



Price: \$640,000 Method: Private Sale Date: 15/09/2018

Rooms: 5

Property Type: Townhouse (Res)

**Agent Comments** 



1/65 Fox St ST ALBANS 3021 (VG)





Price: \$602.000 Method: Sale Date: 02/05/2018 Rooms: 5

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



1/78 Walmer Av ST ALBANS 3021 (VG)



Price: \$600,000 Method: Sale Date: 22/08/2018 Rooms: 5

Property Type: House (Res) Land Size: 223 sqm approx

Agent Comments

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