

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	2/104 George Street, St Albans Vic 3021
Including suburb and	
postcode	

Indicative selling price

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

Single price \$649,000

Median sale price

Median price	\$464,750	Hou	se	Unit	Х	Suburb	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.

Ad	dress of comparable property	Price	Date of sale
1	4/10 Packard St KEILOR DOWNS 3038	\$639,000	19/03/2018
2	1/8 Shirley St ST ALBANS 3021	\$615,000	02/04/2018
3	1/65 Fox St ST ALBANS 3021	\$602,000	02/05/2018

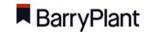
OR

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.

Account - Barry Plant



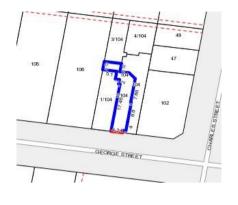




Flo Carreon 0416 231 254

Indicative Selling Price \$649,000 **Median Unit Price** June quarter 2018: \$464,750

fcarreon@barryplant.com.au





Comparable Properties

4/10 Packard St KEILOR DOWNS 3038 (REI)

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Price: \$639,000 Method: Private Sale Date: 19/03/2018 Rooms: 5

Property Type: Unit

Agent Comments

Agent Comments

Agent Comments

1/8 Shirley St ST ALBANS 3021 (REI)

= 3

Price: \$615,000 Method: Private Sale Date: 02/04/2018 Rooms: 5

Property Type: Unit Land Size: 250 sqm approx

1/65 Fox St ST ALBANS 3021 (VG)

-3

Price: \$602,000 Method: Sale Date: 02/05/2018

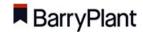
Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant







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	3/104 George Street, St Albans Vic 3021
Including suburb and	
postcode	

Indicative selling price

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

Single price \$545,000

Median sale price

Median price	\$464,750	Hou	se	Unit	Х	Suburb	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.

Ad	dress of comparable property	Price	Date of sale
1	6/8 Packard St KEILOR DOWNS 3038	\$535,000	20/03/2018
2	3/73 Mcarthur Av ST ALBANS 3021	\$506,500	08/03/2018
3	120 Theodore St ST ALBANS 3021	\$495,000	30/04/2018

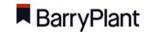
OR

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.

Account - Barry Plant







Indicative Selling Price \$545,000 **Median Unit Price** June quarter 2018: \$464,750





Comparable Properties



6/8 Packard St KEILOR DOWNS 3038 (REI/VG) Agent Comments

Price: \$535,000 Method: Private Sale Date: 20/03/2018 Rooms: 5

Property Type: Unit

Land Size: 150 sqm approx

3/73 Mcarthur Av ST ALBANS 3021 (VG)

3

Price: \$506,500 Method: Sale Date: 08/03/2018 Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



120 Theodore St ST ALBANS 3021 (REI/VG)

Price: \$495,000 Method: Private Sale Date: 30/04/2018 Rooms: -

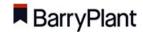
Property Type: House (Res) Land Size: 250 sqm approx

Agent Comments

Account - Barry Plant







Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	4/104 George Street, St Albans Vic 3021
Including suburb and	
postcode	

Indicative selling price

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

Single price \$585,000

Median sale price

Median price	\$464,750	Hou	se	Unit	Х	Suburb	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.

Ad	dress of comparable property	Price	Date of sale
1	2/110 Biggs St ST ALBANS 3021	\$550,000	15/04/2018
2	6/8 Packard St KEILOR DOWNS 3038	\$535,000	20/03/2018
3	3/73 Mcarthur Av ST ALBANS 3021	\$506,500	08/03/2018

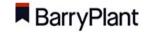
OR

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.

Account - Barry Plant







Indicative Selling Price \$585,000 Median Unit Price June quarter 2018: \$464,750





Comparable Properties



2/110 Biggs St ST ALBANS 3021 (REI/VG)

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Price: \$550,000 Method: Private Sale Date: 15/04/2018 Rooms: 5

Property Type: Unit

Land Size: 250 sqm approx

6/8 Packard St KEILOR DOWNS 3038 (REI/VG) Agent Comments

— 3





Price: \$535,000 **Method:** Private Sale **Date:** 20/03/2018 **Rooms:** 5

Property Type: Unit Land Size: 150 sqm approx

3/73 Mcarthur Av ST ALBANS 3021 (VG)





Price: \$506,500 Method: Sale Date: 08/03/2018

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

Account - Barry Plant



