

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

3/7 James Street, St Albans Vic 3021

Indicative selling price

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

Single price

\$509,000

Median sale price

Median price

\$455,000

House

Unit

X

Suburb

St Albans

Period - From

01/07/2017

to

30/09/2017

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	2/60 Bent St ST ALBANS 3021	\$498,000	22/07/2017
2	1/44 Helen St ST ALBANS 3021	\$490,000	29/07/2017
3	2/6-8 Glendenning St ST ALBANS 3021	\$468,000	12/10/2017

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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Indicative Selling Price
\$509,000

Median Unit Price
September quarter 2017: \$455,000



Rooms:
Property Type:
Agent Comments

Comparable Properties



2/60 Bent St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$498,000
Method: Private Sale
Date: 22/07/2017
Rooms: 4
Property Type: Unit
Land Size: 244 sqm approx



1/44 Helen St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$490,000
Method: Auction Sale
Date: 29/07/2017
Rooms: -
Property Type: Unit



2/6-8 Glendenning St ST ALBANS 3021 (REI/VG)

Agent Comments



Price: \$468,000
Method: Private Sale
Date: 12/10/2017
Rooms: 4
Property Type: Unit