

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

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Propert <sup>o</sup>	y offered	for s	ale
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Address	3/7 James 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 \$509,000

#### Median sale price

Median price	\$455,000	Hou	se	Unit	Х	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.

Ad	dress 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

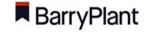
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account** - Barry Plant | P: 03 9390 8333 | F: 03 9367 3228



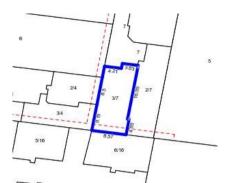


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**Indicative Selling Price** \$509,000 **Median Unit Price** September quarter 2017: \$455,000





# Comparable Properties



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



Price: \$498,000 Method: Private Sale Date: 22/07/2017 Rooms: 4

Property Type: Unit

Land Size: 244 sqm approx

**Agent Comments** 



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

**-**3



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

Property Type: Unit

Agent Comments



2/6-8 Glendenning St ST ALBANS 3021

(REI/VG)

**--**3





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

Property Type: Unit

Agent Comments

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