

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

<b>Property</b>	y offered	for sale
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Address	21 Kerrison Avenue, 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 \$600,000

#### Median sale price

Median price	\$641,000	Hou	ıse X	Unit		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.

Ad	dress of comparable property	Price	Date of sale
1	1 Leyton Ct ST ALBANS 3021	\$615,000	22/03/2018
2	52 Gillespie Rd ST ALBANS 3021	\$600,000	15/04/2018
3	13 Revell Cr ST ALBANS 3021	\$580,000	05/06/2018

#### OR

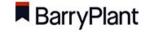
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Barry Plant





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Indicative Selling Price \$600,000 Median House Price

Year ending March 2018: \$641,000



## **=** 3 **=** - **=**

Rooms:

Property Type: House (Previously

Occupied - Detached) **Land Size:** 550 sqm approx

**Agent Comments** 

### Comparable Properties

1 Leyton Ct ST ALBANS 3021 (REI/VG)

**-** 3 **-** -

Price: \$615,000 Method: Private Sale Date: 22/03/2018 Rooms: 5

**Property Type:** House (Res) **Land Size:** 580 sqm approx

**Agent Comments** 



52 Gillespie Rd ST ALBANS 3021 (REI)

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**Price:** \$600,000 **Method:** Private Sale **Date:** 15/04/2018

Rooms: 5

**Property Type:** House (Res) **Land Size:** 580 sqm approx

Agent Comments



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Price: \$580,000 Method: Private Sale Date: 05/06/2018 Rooms: 5

Property Type: House (Res)

**Agent Comments** 

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