

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

21a Garfield Street, St Albans Vic 3021

Indicative selling price

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

Single price

\$649,000

Median sale price

Median price

\$641,000

House

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.

	Address of comparable property	Price	Date of sale
1	18 Homebush Rd CAIRNLEA 3023	\$685,000	27/11/2017
2	27 Nobel Banks Dr CAIRNLEA 3023	\$680,000	01/02/2018
3	35 Nobel Banks Dr CAIRNLEA 3023	\$680,000	10/02/2018

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.

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

Indicative Selling Price
\$649,000

Median House Price
Year ending March 2018: \$641,000



 4  3  1

Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 297 sqm approx

Agent Comments

Comparable Properties



18 Homebush Rd CAIRNLEA 3023 (REI/VG)

Agent Comments

 3  2  2

Price: \$685,000

Method: Private Sale

Date: 27/11/2017

Rooms: 5

Property Type: House (Res)

Land Size: 396 sqm approx



27 Nobel Banks Dr CAIRNLEA 3023 (REI/VG)

Agent Comments

 3  -  -

Price: \$680,000

Method: Private Sale

Date: 01/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 350 sqm approx

35 Nobel Banks Dr CAIRNLEA 3023 (REI/VG)

Agent Comments

 3  -  -

Price: \$680,000

Method: Private Sale

Date: 10/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 320 sqm approx