

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

Property offered for sale

Address	1/74 Jamieson 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 \$479,000

Median sale price

Median price	\$455,000	Hou	se	Unit	х	Sı	uburb	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.

Add	dress of comparable property	Price	Date of sale
1	1/61 Arthur St ST ALBANS 3021	\$495,000	09/08/2017
2	1 Mcleod Rd ST ALBANS 3021	\$480,000	21/08/2017
3	1/12 Disraeli St ST ALBANS 3021	\$465,000	22/08/2017

OR

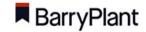
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$479,000 **Median Unit Price** September quarter 2017: \$455,000



Rooms: **Property Type:** Flat/Unit/Apartment (Res)

Land Size: 263.046 sqm approx

Agent Comments

Comparable Properties



1/61 Arthur St ST ALBANS 3021 (REI/VG)





Price: \$495,000 Method: Private Sale Date: 09/08/2017 Rooms: 5

Property Type: Unit

Land Size: 377 sqm approx

Agent Comments



1 Mcleod Rd ST ALBANS 3021 (REI)

3





Price: \$480.000 Method: Private Sale Date: 21/08/2017 Rooms: 5

Property Type: Unit

Land Size: 322 sqm approx

Agent Comments



1/12 Disraeli St ST ALBANS 3021 (REI/VG)



Price: \$465,000 Method: Private Sale Date: 22/08/2017 Rooms: 5

Property Type: Unit

Land Size: 370 sqm approx

Agent Comments

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