

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 69 Walmer Avenue, St Albans Vic 3021

Indicative selling price

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

Range between \$700,000

&

\$770,000

Median sale price

Median price \$631,750

House

X

Unit

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	50 Station Av ST ALBANS 3021	\$730,000	20/10/2017
2	6 Emily St ST ALBANS 3021	\$730,000	28/10/2017
3	52 Vincent Av ST ALBANS 3021	\$710,000	13/11/2017

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
\$700,000 - \$770,000
Median House Price
September quarter 2017: \$631,750



Rooms:
Property Type:
Agent Comments

Comparable Properties



50 Station Av ST ALBANS 3021 (VG)

Agent Comments



Price: \$730,000
Method: Sale
Date: 20/10/2017
Rooms: -
Property Type: House (Res)
Land Size: 697 sqm approx



6 Emily St ST ALBANS 3021 (REI)

Agent Comments



Price: \$730,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 5
Property Type: House (Res)
Land Size: 725 sqm approx



52 Vincent Av ST ALBANS 3021 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 13/11/2017
Rooms: 5
Property Type: House (Res)
Land Size: 697 sqm approx