

Flo Carreon 0416 231 254 fcarreon@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
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Address	22 Luxford 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 \$629,000

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	39 Stradbroke Dr ST ALBANS 3021	\$641,000	25/11/2017
2	30 Willow Av ST ALBANS 3021	\$640,000	28/11/2017
3	5 Lynn St ST ALBANS 3021	\$640,000	05/12/2017

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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\$629,000 **Median House Price** Year ending March 2018: \$641,000

Indicative Selling Price





Rooms:

Property Type: House (Res) Land Size: 609 sqm approx

Agent Comments

Comparable Properties



39 Stradbroke Dr ST ALBANS 3021 (REI/VG)





Price: \$641,000

Method: Sold Before Auction

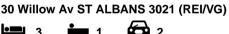
Date: 25/11/2017

Rooms: -

Property Type: House (Res) Land Size: 539 sqm approx







Price: \$640.000 Method: Private Sale Date: 28/11/2017

Rooms: 4

Property Type: House (Res) Land Size: 533 sqm approx

5 Lynn St ST ALBANS 3021 (VG)







Price: \$640,000 Method: Sale Date: 05/12/2017

Rooms: -

Property Type: House (Res) Land Size: 585 sqm approx

Agent Comments

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