

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

Address	44 Andrea 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 \$850,000

Median sale price

Median price	\$669,000	Hou	se X	Unit		Suburb	St Albans
Period - From	01/10/2017	to	31/12/2017		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	46 Scott Av ST ALBANS 3021	\$850,000	25/11/2017
2	32 Victoria Cr ST ALBANS 3021	\$841,000	13/11/2017
3	35 Austin St ST ALBANS 3021	\$808,000	03/03/2018

OR

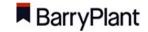
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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





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Indicative Selling Price \$850,000 **Median House Price**

December quarter 2017: \$669,000

Rooms:

Property Type: House (Res) Land Size: 738 sqm approx

Agent Comments



Comparable Properties

46 Scott Av ST ALBANS 3021 (REI/VG)





Price: \$850,000 Method: Auction Sale Date: 25/11/2017 Rooms: 5

Property Type: House (Res) Land Size: 740 sqm approx

32 Victoria Cr ST ALBANS 3021 (REI/VG)

3





Price: \$841,000 Method: Private Sale Date: 13/11/2017 Rooms: -

Property Type: Land Land Size: 743 sqm approx

35 Austin St ST ALBANS 3021 (REI)

--- 3





Price: \$808,000 Method: Auction Sale

Date: 03/03/2018 Rooms: -

Property Type: House (Res) Land Size: 766 sqm approx

Agent Comments

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