

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

2/57 Willaton Street, St Albans Vic 3021

Indicative selling price

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

Single price

\$570,000

Median sale price

Median price

\$625,000

House

X

Unit

Suburb

St Albans

Period - From

01/10/2016

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	16 Appletree Gr CAIRNLEA 3023	\$621,000	28/10/2017
2	31a Kiparra Cl ST ALBANS 3021	\$615,000	07/10/2017
3	2/24 Bailey St ST ALBANS 3021	\$590,000	19/08/2017

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.

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

Indicative Selling Price
\$570,000

Median House Price
Year ending September 2017: \$625,000



 3  2  1

Rooms:
Property Type: Unit
Land Size: 250 sqm approx
Agent Comments

Comparable Properties



16 Appletree Gr CAIRNLEA 3023 (REI)

Agent Comments

 3  2  2

Price: \$621,000
Method: Auction Sale
Date: 28/10/2017
Rooms: 5
Property Type: Townhouse (Res)



31a Kiparra CI ST ALBANS 3021 (REI)

Agent Comments

 3  2  1

Price: \$615,000
Method: Auction Sale
Date: 07/10/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 235 sqm approx



2/24 Bailey St ST ALBANS 3021 (REI/VG)

Agent Comments

 3  1  1

Price: \$590,000
Method: Auction Sale
Date: 19/08/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 269 sqm approx