

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	13 Albert Cr ST ALBANS 3021	\$890,000	02/09/2017
2	91 Theodore St ST ALBANS 3021	\$630,000	29/07/2017
3	89 Theodore St ST ALBANS 3021	\$605,000	29/07/2017

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
\$580,000 - \$630,000
Median House Price
September quarter 2017: \$631,750



Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 476 sqm approx
Agent Comments

Comparable Properties



13 Albert Cr ST ALBANS 3021 (REI)

Agent Comments



Price: \$890,000
Method: Private Sale
Date: 02/09/2017
Rooms: 5
Property Type: House
Land Size: 714 sqm approx



91 Theodore St ST ALBANS 3021 (REI)

Agent Comments



Price: \$630,000
Method: Private Sale
Date: 29/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 585 sqm approx



89 Theodore St ST ALBANS 3021 (REI)

Agent Comments



Price: \$605,000
Method: Private Sale
Date: 29/07/2017
Rooms: 5
Property Type: House (Res)
Land Size: 607 sqm approx