

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

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address	38 Albert Crescent, St Albans Vic 3021
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$580,000	&	\$630,000
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Median sale price

Median price	\$631,750	Hou	ise 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	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

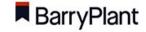
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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



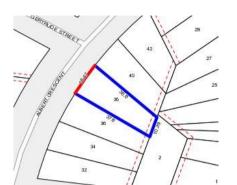


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Indicative Selling Price \$580,000 - \$630,000 **Median House Price** September quarter 2017: \$631,750



Rooms:

Property Type: House (Previously

Occupied - Detached) Land Size: 476 sqm approx

Agent Comments

Comparable Properties



13 Albert Cr ST ALBANS 3021 (REI)



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)

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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)





Price: \$605,000 Method: Private Sale Date: 29/07/2017 Rooms: 5

Property Type: House (Res) Land Size: 607 sqm approx

Agent Comments

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