

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

#### Property offered for sale

Address Including suburb and postcode

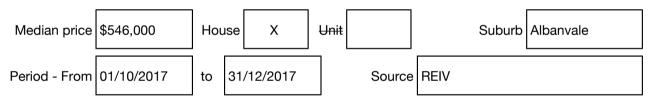
3 Sutherland Street, Albanvale Vic 3021

#### Indicative selling price

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

Single price \$615,000

#### Median sale price



#### 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	30 Jackson Cirt ALBANVALE 3021	\$600,000	08/12/2017
2	144 Opie Rd ALBANVALE 3021	\$577,000	27/09/2017
3	29 Wintersun Dr ALBANVALE 3021	\$575,000	18/12/2017

#### 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.

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

propertydata

#### Generated: 20/03/2018 11:42

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







Rooms: Property Type: Agent Comments Alan Au 9367 7044 0432 716 822 aau@barryplant.com.au

Indicative Selling Price \$615,000 Median House Price December quarter 2017: \$546,000

## **Comparable Properties**

	30 Jackson Cirt ALBANVALE 3021 (REI/VG) 3 2 2 2 Price: \$600,000 Method: Private Sale Date: 08/12/2017 Rooms: - Property Type: House Land Size: 565 sqm approx	Agent Comments
	144 Opie Rd ALBANVALE 3021 (REI/VG) a 3 a 1 a 2 Price: \$577,000 Method: Private Sale Date: 27/09/2017 Rooms: 4 Property Type: House Land Size: 544 sqm approx	Agent Comments
Roy White	29 Wintersun Dr ALBANVALE 3021 (REI/VG) 3 1 2 Price: \$575,000 Method: Private Sale Date: 18/12/2017 Rooms: 4 Property Type: House Land Size: 627 sqm approx	Agent Comments

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

propertydata

#### Generated: 20/03/2018 11:42

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

